

## **\$169,000 - 208 14803 51 Avenue, Edmonton**

MLS® #E4417078

**\$169,000**

2 Bedroom, 1.50 Bathroom, 1,001 sqft

Condo / Townhouse on 0.00 Acres

Ramsay Heights, Edmonton, AB

CORNER UNIT TOP FLOOR, ENTRANCE DOOR RIGHT NEXT TO 2 PARKING STALLS!! ALL LOCATED IN FABULOUS SOUTH EDMONTON RAMSAY HEIGHTS IN RIVERBEND! ALL MOST 1000 SQ/FT, WITH 2 SPACIOUS BEDROOMS + 2 BATHROOMS W/ ENSUITE, WINDOWS GALORE! PATIO DOORS IN LIVING ROOM ALLOW YOU TO STEP OUT TO A 9 X 5 FT COVERED DECK. NICE OPEN CONCEPT LIVING W/ LAMINATE & TILE FLOORS. GALLEY KITCHEN WITH LOADS OF CABINETS! YOUR OWN IN SUITE LAUNDRY, STORAGE AND 2 PARKING STALLS!! "RIVERBEND VILLAGE" IS A QUIET WELL MAINTAINED & MANAGED, PET FRIENDLY BUILDING. FANTASTIC LOCATION IN A MATURE NEIGHBOURHOOD WITH PARKS, SCHOOLS, & WALKING/BIKING DISTANCE TO RIVER VALLEY TRAILS LEADING TO FORT EDMONTON PARK AND TERWILLEGAR DOG PARK BY THE RIVER! MINUTES FROM RIVERBEND SHOPPING CENTRE WITH ALL YOUR SHOPPING & DINING NEEDS! MINUTES TO COMMUTE TO UNIVERSITY OF ALBERTA, U OF A HOSPITAL, FAMOUS WHYTE AVE, AND IMMEDIATE ACCESS TO WHITEMUD FREEWAY & THE ANTHONY HENDAY. BRING ALL OFFERS!!

Built in 1977



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4417078               |
| Price          | \$169,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,001                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 208 14803 51 Avenue |
| Area        | Edmonton            |
| Subdivision | Ramsay Heights      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6H 5G4             |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, Hot Water Natural Gas, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Vinyl Windows |
| Parking Spaces | 2   |
| Parking        | 2 Outdoor Stalls, Tandem  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing, Mantel, See Remarks  |
| # of Stories      | 2  |
| Stories           | 1  |

|              |                   |
|--------------|-------------------|
| Has Basement | Yes               |
| Basement     | None, No Basement |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick  |
| Exterior Features | Cul-De-Sac, Flat Site, Golf Nearby, Landscaped, Level Land, No Through Road, Paved Lane, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick  |
| Foundation        | Concrete Perimeter   |

## School Information

|            |                           |
|------------|---------------------------|
| Elementary | BRANDER GARDENS/ST MONICA |
| Middle     | RIVERBEND/EARL BUXTON     |
| High       | HARRY AINLEY              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 4th, 2025 |
| Days on Market | 116               |
| Zoning         | Zone 14           |
| Condo Fee      | \$528             |

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Listing information last updated on April 30th, 2025 at 10:17am MDT