

## **\$189,000 - 312 14811 51 Avenue, Edmonton**

MLS® #E4434179

**\$189,000**

2 Bedroom, 1.00 Bathroom, 948 sqft

Condo / Townhouse on 0.00 Acres

Ramsay Heights, Edmonton, AB

Welcome to this TOP FLOOR, UPGRADED 947Sq.Ft 2-Bedroom, 1-Full Bath SOUTH FACING Condo with One #62 ENERGIZED PARKING STALL located on the side entrance door of the building of "RIVERBEND VILLAGE" in Ramsay Heights of Riverbend. Upon entry to this large open foyer of the tiled entrance with a large Laundry/Storage Room and an Upgraded Kitchen with GRANITE COUNTER TOPS, Newer Cabinets, Double Sink & 5-S/S Appliance w/a LAMINATE FLOORING In the large Dining Room for 6+Guests & a good sized Living Room w/a NON-FUNCTIONAL FIREPLACE & a Patio Door onto your SOUTH FACING BALCONY that has a SATELITE TV DISH Mounted on the railing. There are 2 Good Sized Bedrooms w/another Newer PATIO DOOR in the 2nd Bedroom. The Primary Bedroom is located right next to the UPGRADED Full 4pc Bathroom w/a GRANITE COUNTER TOP & Newer Toilet & Sink.. This is a great clean & quiet building with DIRECT ACCESS TO WHITEMUD DRIVE, & ETS TO BOTH UofA & SOUTHGATE MALL! Plus walking distance to K-9 SCHOOLS & SHOPS!

Built in 1977

### **Essential Information**

MLS® #

E4434179



Price	\$189,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	948
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	312 14811 51 Avenue
Area	Edmonton
Subdivision	Ramsay Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5G4

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, Intercom, No Animal Home, No Smoking Home, Security Door, Storage-In-Suite, Television Connection, Vinyl Windows
Parking Spaces	1
Parking	Front Drive Access, Stall, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Satellite TV Dish, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, Unfinished

### Exterior

Exterior	Wood, Brick
Exterior Features	Airport Nearby, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, View City
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Slab

### **School Information**

Elementary	BRANDER G!
Middle	RIVERBEND JH!
High	L.OSBORNE!

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	7
Zoning	Zone 14
Condo Fee	\$525

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 9th, 2025 at 7:47pm MDT