

\$244,000 - 14912 43 avenue , Edmonton

MLS® #E4308607

\$244,000

3 Bedroom, 3 Bathroom, 1,634 sqft

Condo / Townhouse

Ramsay Heights, Edmonton, Alberta

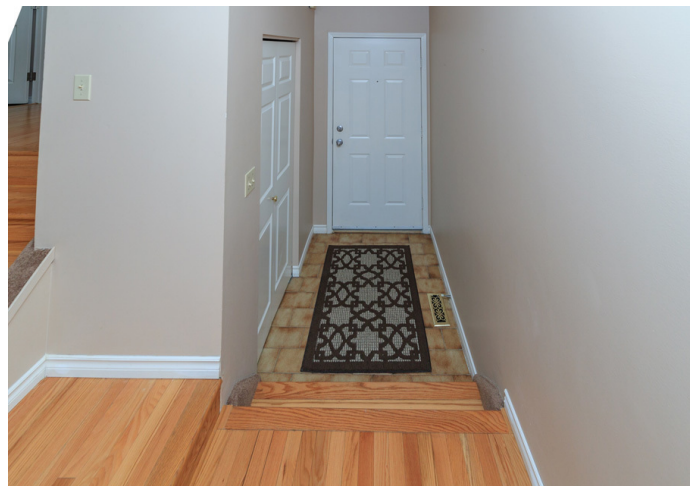
SELLER WILL PAY ONE YEAR OF CONDO FEES!! Ramsay Heights HUGE Luxury Condo with Double Attached Garage and MASSIVE MASTER BEDROOM. This unit features four levels and is STEPS TO DIRECT BUS TO SOUTH CAMPUS LRT. South and north windows provide extensive natural light all year round from the 18 foot high south and north walls.

Upgrades include a lighter colour hardwood on main and upper level, adding to the bright features of this home.

Upper Level: Master Bedroom and ensuite spa encompass a MASSIVE 435 SQUARE FEET. Located on the top level, this HUGE bedroom features a 4 piece ensuite with jet/soaker tub, walk through closet, and enclosed lavatory. The Distance of ensuite to end of master is 28 feet!! Adjacent to the Master is an upper Loft with views of the lower living room and entrance.

Second level features two smaller bedrooms, with bright hardwood, both with North Balcony Access. Third bedroom features north and east windows.

Main Level features a Dining and Living room with SOARING 18 FOOT HIGH CEILINGS. The south exposure windows on the south and north side provide extensive lighting throughout the year. Living room also features a real wood burning fireplace and a south windows looking out onto the deck. Kitchen features an eating area and access to the south deck. The Lower level is unspoiled and



features a utility room, rough in for a fourth bathroom, and potential to develop.

LOCATION: steps to a direct bus to University of Alberta SOUTH CAMPUS LRT. WALKING DISTANCE TO TERWILLEGAR PARK and across the road from RAMSAY PARK, that features a toboggan hill, children play park, and paved trails. There are some of the best schools in Edmonton close by including: Tempo Private School, St. Monica Kindergarten to grade one, St. Mary Grade two to 7, Riverbend Junior High, Brander Gardens Elementary that provide French immersion. The community is amazing with a vibrant community League. The residents in the complex will be amazing neighbours.

Built in 1981

Essential Information

MLS® #	E4308607
Price	\$244,000
Bedrooms	3
Bathrooms	3
Square Footage	1,634
Year Built	1981
Type	Condo / Townhouse
Status	Active

Community Information

Address	14912 43 avenue
Subdivision	Ramsay Heights
City	Edmonton
Province	Alberta
Postal Code	T6H 5S1

Amenities

Features	Basement, Fireplace, Hardwood Floors, WALKING DISTANCE TO SCHOOLS/TRANSIT
# of Garages	1

Interior

Stories 3

School Information

Elementary	St. Monica/Mary, Brander Gardens/Tempo Private
Middle	Riverbend Jr High/Archbishop Joseph McNeil
High	Lillian Osborne/ Mother Margaret Mary