

## **\$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 106  
Zoning Zone 14  
Condo Fee \$528

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