

# **\$1,788,800 - 15107 42 Avenue, Edmonton**

MLS® #E4418489

**\$1,788,800**

5 Bedroom, 5.50 Bathroom, 3,120 sqft

Single Family on 0.00 Acres

Ramsay Heights, Edmonton, AB

This rare, custom-built infill home in Ramsay Heights rewards you for a lifetime of achievement! Featuring soaring cathedral ceilings & modern elegance, it offers a serene yet sophisticated ambiance. Just minutes from the River Valley & Ramsay Park, it's located in one of the city's most beautiful areas. The open-concept main floor is ideal for entertaining, centered around a stunning glass staircase connecting all 3 levels. The well-equipped kitchen offers anything a top chef could want! With over 4600 sq.ft. of living space, this home is perfect for a growing or extended family. The 2nd floor offers 3 bedrooms, 3 full baths, a family room & a laundry room. The main floor provides in-laws or guests a bedroom with a walk-in closet, ensuite & balcony. The lower level is perfect for entertaining & includes access to the large 3-car garage & outdoors via a separate stairway. The lower level also has a bedroom with ensuite bathroom! Words alone can't capture the essence of this home. Come take a look!

Built in 2022

## **Essential Information**

MLS® # E4418489

Price \$1,788,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 5.50                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 3,120                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15107 42 Avenue |
| Area        | Edmonton        |
| Subdivision | Ramsay Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 5P6         |

### Amenities

|                |                                                                                                                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Vaulted Ceiling, See Remarks, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 6                                                                                                                                                                                               |
| Parking        | Heated, Triple Garage Attached                                                                                                                                                                  |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                              |
| Fireplaces        | Remote Control, Tile Surround, See Remarks                                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                              |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stucco

Exterior Features      Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof                              Asphalt Shingles

Construction              Wood, Stucco

Foundation                Concrete Perimeter

**School Information**

Elementary                Brander Gardens School

Middle                       Riverbend School

High                           Strathcona School

**Additional Information**

Date Listed                January 18th, 2025

Days on Market        94

Zoning                        Zone 14

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