

Courtesy Of Kira Harrington Of Rimrock Real Estate

## **\$1,695,000 - 15107 42 Avenue, Edmonton**

MLS® #E4434332

**\$1,695,000**

5 Bedroom, 5.50 Bathroom, 3,210 sqft

Single Family on 0.00 Acres

Ramsay Heights, Edmonton, AB

WOW! Nestled in the heart of Riverbend this GORGEOUS infill home is sure to impress! Offering over 4800sqft of living space w/ 5 bedrooms & 5.5 baths & TRIPLE HEATED GARAGE. Perfect for large families, everyone has their own space. BRIGHT & AIRY main floor w/ stunning custom staircase. 18ft ceilings w/ coffered ceilings, two fireplaces, main floor bedroom w/ ensuite, den. Gourmet kitchen w/ gas cooktop & upgraded appliances. Dining area leads to outside area perfect for entertaining! Upstairs has 3 generous bedrooms incl. luxury PRIMARY RETREAT w/ spa ensuite & private balcony. Secondary bedrooms have ensuites. Cozy bonus room & laundry finish the upper level. FULLY FIN. bsmt w/ separate access to garage and outside w/ 5th bed, rec room w/ WET BAR, 3rd f/p & exercise room. Prof. landscaped yard w/ covered deck. Too many upgrades: heated tile floor, A/C, 200amp, soundproofing in many interior walls, Xmas lights. STEPS to the RIVER VALLEY, parks & top schools! Mins to DT and U of A. TRULY AN AMAZING HOME!

Built in 2022

### **Essential Information**

MLS® #	E4434332
Price	\$1,695,000



Bedrooms	5
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	3,210
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, 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, 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
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 May 3rd, 2025

Days on Market 6

Zoning Zone 14

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