

# **\$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**

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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        91

Zoning                      Zone 14

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