

## \$334,900 - 7 14820 45 Avenue, Edmonton

MLS® #E4451264

**\$334,900**

2 Bedroom, 2.00 Bathroom, 1,465 sqft  
Condo / Townhouse on 0.00 Acres

Ramsay Heights, Edmonton, AB

Discover a rare top-floor penthouse in a prestigious, gated mid-century building. Enter through a grand open-air atrium with exposed wood beams, skylights, a bubbling fountain and lush greenery—your private indoor garden retreat. This 1,465 sq ft, 2 bed/2 bath home has an open-plan layout with new wide-plank vinyl flooring, fresh paint, contemporary lighting, quartz counters, tile backsplash and new stainless steel appliances. Cozy up by the wood-burning, enjoy the convenience of in-suite laundry and sleek new hardware. The primary suite features a spa-inspired 5-piece ensuite and massive closet; the second bedroom, adjacent to a 4-piece bath, flexes as a guest room or home office. Floor-to-ceiling windows open to a 45 ft northwest-facing deck with serene green-space views. Two heated underground stalls plus a massive private storage room complete the package. Inclusive condo fees cover heat & water. Ample visitor parking and elevator access. Just a stone’s throw from Ramsay Park & Snow Valley Ski Club.

Built in 1980

### Essential Information

MLS® # E4451264

Price \$334,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,465                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7 14820 45 Avenue |
| Area        | Edmonton          |
| Subdivision | Ramsay Heights    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6H 5M5           |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, No Animal Home, Parking-Visitor, Patio, Secured Parking, Vinyl Windows |
| Parking Spaces | 2                                                                                             |
| Parking        | Underground                                                                                   |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Washer, Window Coverings, Stove-Countertop Inductn |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Fireplace         | Yes                                                                                                                              |
| Fireplaces        | Tile Surround                                                                                                                    |
| # of Stories      | 2                                                                                                                                |
| Stories           | 1                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | None, No Basement                                                                                                                |

### Exterior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                                                                                  |
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Gated Community, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                             |
| Construction      | Wood, Brick                                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                                           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 14          |
| Condo Fee      | \$1,049          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 23rd, 2025 at 2:02pm MDT