

## \$962,000 - 15104 42 Avenue, Edmonton

MLS® #E4462691

**\$962,000**

3 Bedroom, 3.50 Bathroom, 2,476 sqft

Single Family on 0.00 Acres

Ramsay Heights, Edmonton, AB

Rare Opportunity! Featuring 3 beds, 3.5 baths, 3,379 sq ft of total living space, this exceptional Ramsay Heights home is steps from the River Valley Trails, Ramsay Park, schools and the U of A bus. Upgrades galore including a renovated kitchen (with tilt and turn European door and a new window with a full garden view), renovated bathrooms and 4 fireplaces. Sky lights and a sun tunnel ensure a bright and cheery vibe wherever you walk on the ceramic, slate and hardwood floors. The newly styled basement has easy care Armstrong floors, a sunken living room, a custom bathroom and loads of room for the entire family to enjoy. New custom windows, storm doors, lighting and door hardware throughout the home are sure to impress. Youâ€™ll fall in love with the private entertainerâ€™s backyard with flagstone walkways and patio, custom shed, hot tub and expansive composite deck. The fabulous corner lot curb appeal is custom designed and is simply breathtaking!

Built in 1980

### Essential Information

MLS® # E4462691

Price \$962,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,476                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15104 42 Avenue |
| Area        | Edmonton        |
| Subdivision | Ramsay Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 1A5         |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Air Conditioner, No Smoking Home, Open Beam, Vaulted Ceiling |
| Parking Spaces | 4                                                            |
| Parking        | Double Garage Attached                                       |

### Interior

|                   |                                                                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Refrigerator-Energy Star, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer - Energy Star, Window Coverings, TV Wall Mount, Garage Heater, Hot Tub |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                                   |
| Fireplaces        | Stone Facing                                                                                                                                                                                                                                                          |
| Stories           | 3                                                                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                                                                                                        |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone                                                                               |
| Exterior Features | Corner Lot, Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Stone                                                                               |
| Foundation        | Concrete Perimeter                                                                        |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | St. Mary School           |
| Middle     | Archbishop Joseph Macneil |
| High       | Lillian Osborne School    |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 24                 |
| Zoning         | Zone 14            |

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Listing information last updated on November 11th, 2025 at 6:47am MST