Single Family | **15128 42 AV NW** | **ACTIVE** | **LP: $750,000**

E4516396 | **SP:**



Region	Edmonton	**Building Type**	Detached Single Family
Area/City	Edmonton	**Style**	2 Storey
Community	Ramsay Heights	**Year Built**	1981
Postal Code	T6H 5L6	**Effective Year Built**	
Tax Amount / Year	$8,187.30 / 2026		

URL-Brochure
URL-Virtual Tour

Full Bath on Main		**Total Floor Area SF**	3,348.25	**Total Floor Area m2**	311.06
Half Baths	1	**Total Bedrooms**	5	**Additional Rooms**	0
Full Baths	2	**Beds Above Grade**	4	**Other Rooms**	Bedroom, Recreation Room
Total Ensuites	1	**Rooms Above Grade**	8		

Huge family home in desirable Ramsay Heights! With 5000 sq ft of space, 5 bedrooms and 3 bathrooms, this house is ready for its new family! Incredibly solid & meticulously maintained, it has the good bones you want, and a cosmetic update is all it needs to shine. Step through the front door and look up: vaulted wood ceilings soar above the foyer & continue into the sun-filled living room. The back of the home is made for gathering – the kitchen, with large island & breakfast nook, is open to the family room w/ wood-burning fireplace for cozy movie nights. The functional main floor layout includes a bedroom, laundry room & half bathroom. Upstairs features 3 large bedrooms & 2 full bathrooms, including 3-piece ensuite w/ sauna! Retreat to your huge primary bedroom including private deck overlooking the fully landscaped backyard & a large office area with custom built-ins. Enjoy tons of storage on every level. An incredible location, close to schools, park & shopping, and a 5-minute walk to the river valley!

Front Exposure	Southwest
Property Condition	
Construction Type	Wood Frame
FOUNDATION	Concrete
EXTERIOR	Brick, Vinyl
ROOF TYPE	Asphalt Shingles
FLOORING	Carpet, Ceramic Tile, Hardwood, Linoleum
HEATING TYPE	Forced Air-1, Forced Air-2
HEATING SOURCE	Natural Gas
Fireplace Y/N	Yes
FIREPLACE TYPE	Mantel, Stone Facing
FIREPLACE FUEL	Wood

Basement	Full	**Basement Development**	Partly Finished
Separate Entrance	No		
Entry at Grade Level Basement	No		
Second Suite Y/N	No	**Second Suite Permit by Seller**	
Garage Suite Y/N		**Garage Suite Permit by Seller**	
Garden Suite Y/N		**Garden Suite Permit By Seller**	
Zero Lot Line	No		
Lot Shape	Rectangular		
HOA Fee Y/N	N	**HOA Payment Schedule**	
HOA Fee Amount			
HOA Fee Includes			

School Bus
Elementary School Brander Gardens
Junior High School Riverbend School
Senior High School Lillian Osborne/Strathcona

Days On Market 0
Sold Date

GOODS INCLUDED	Air Conditioning-Central, Alarm/Security System, Compactor, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Water Distiller, Water Softener, All Window Coverings , See Remarks
Attached Goods Excluded	
LAUNDRY FEATURES	Main Level
Remodelled Year	
AMENITIES/FEATURES	Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, See Remarks, Kitchen Island
SITE INFLUENCES	Fully Fenced, Flat Site, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Condo Name
Condo Type
RESTRICTIONS None Known
Condo Fee
Condo Fee Payment Sched
Minimum Age
Property Management
Property Management Phone

Floor Number
Floor Location
Total Floors (of Bldg)
Total Units

Reserve Fund Study Y/N
Reserve Fund Amount
Reserve Fund Date

Balcony/Terrace
Elevator Y/N
End Unit Y/N

Garage Y/N Yes
Enclosed Parking
Total Parking
PARKING Double Garage Attached
 # Titled Parking Stalls
 # Titled Storage Units
ROAD ACCESS Paved