

## \$209,900 - 302 14612 125 Street, Edmonton

MLS® #E4435445

**\$209,900**

2 Bedroom, 2.00 Bathroom, 863 sqft

Condo / Townhouse on 0.00 Acres

Baranow, Edmonton, AB

Looking for a great VALUE in Baranow? Welcome to this BEAUTIFULLY CLEAN & MAINTAINED 2 bedroom, 2 full bathroom unit with HEATED UNDERGROUND PARKING, STORAGE, & AIR CONDITIONING! Inside, you'll find a stylish open-concept layout with a bright, modern kitchen that seamlessly flows into the sunlit living area. Large windows allow for an abundance of natural light to pour in. Your primary suite includes a generous walk-in closet & private 4pc ensuite. Your second bedroom is spacious & flexible while your second full 3pc bathroom adds extra convenience for guests or roommates. Step outside to your large private balcony, an ideal spot to relax or enjoy your morning coffee. Located in a prime, convenient area close to shopping, dining, public transit, & the Henday, this well-cared-for home is move-in ready! Whether you're an investor looking for cashflow, or a quiet, clean, & secure place to call your own...your perfect new home awaits at Palisades Point Villas!!!

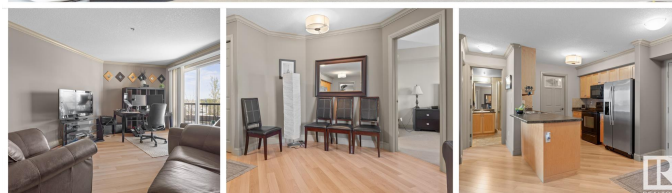
Built in 2007

### Essential Information

MLS® # E4435445

Price \$209,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 863                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 302 14612 125 Street |
| Area        | Edmonton             |
| Subdivision | Baranow              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 0B6              |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Air Conditioner            |
| Parking Spaces | 1                          |
| Parking        | Heated, Stall, Underground |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco                         |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Brick, Stucco                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 9th, 2025  
Days on Market                3  
Zoning                              Zone 27  
Condo Fee                        \$423

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