

## \$220,000 - 14707 25 Street, Edmonton

MLS® #E4464037

**\$220,000**

3 Bedroom, 1.50 Bathroom, 1,190 sqft

Condo / Townhouse on 0.00 Acres

Fraser, Edmonton, AB

Welcome to this BRIGHT and INVITING freshly PAINTED townhouse in Fraser! This unit offers 3 bedrooms, 1.5 baths, and a finished basement. The SPACIOUS living room opens to a LARGE dining area, while the updated kitchen which includes a NEW FRIDGE and DISHWASHER showcases sleek cabinets and a stylish tile backsplash. NEW, Durable VINYL PLANK flooring spans the main level, complemented by a convenient half bath. Upstairs features NEW CARPET, a GENEROUS primary bedroom, two additional bedrooms, and a 4-piece bath. The FINISHED basement with NEW CARPET adds a cozy family room plus a LAUNDRY/utility area with EXTRA STORAGE. Enjoy a PRIVATE fenced yard and two assigned parking stalls. Perfectly located near schools, shopping, public transit, and the Anthony Henday—this is the ideal place to call home!

Built in 1981

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464037  |
| Price      | \$220,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,190             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14707 25 Street |
| Area        | Edmonton        |
| Subdivision | Fraser          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2E8         |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | Deck, Hot Water Natural Gas |
| Parking   | 2 Outdoor Stalls            |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 3                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Partially Finished                                                             |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                             |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Fraser School         |
| Middle     | John D. Bracco School |

High Eastglen School

**Additional Information**

Date Listed           October 30th, 2025  
Days on Market       13  
Zoning                Zone 35  
Condo Fee            \$346

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