

Courtesy Of Kimberly M LeClair Of RE/MAX River City

## \$219,900 - 14795 25 Street, Edmonton

MLS® #E4440852

**\$219,900**

4 Bedroom, 1.50 Bathroom, 1,185 sqft

Condo / Townhouse on 0.00 Acres

Fraser, Edmonton, AB

Welcome to this great townhouse in Fraser. Get it all in the corner unit with loads of natural light! Enjoy 3 bedrooms 1.5 bath and a full basement! Your welcomed into this home with a bright and spacious living room that opens into the large dining area. The kitchen has been updated with stunning cabinets and mosaic backsplash! Laminate and tile cover the main floor and there is a half bath for your convenience! Upstairs features a Large master bedroom with space to make the closet of your dreams. Carpet floors lead to the Additional 2 bedrooms & and tiled floor in the updated 4pc bath! The basement is 90% finished and just requires your unique personal touch! It features a family room, large storage room & large laundry/utility room. Outside enjoy the fenced back yard with storage shed. 2 assigned parking stalls in a well managed complex tops this unit off! This property is located close to schools, public transportation, shopping and to the Anthony Henday. It would be a great place to call HOME!

Built in 1981

### Essential Information

MLS® # E4440852

Price \$219,900

Bedrooms 4



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,185
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	14795 25 Street
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2E8

### Amenities

Amenities	See Remarks
Parking	2 Outdoor Stalls

### Interior

Appliances	Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Corner Lot, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	11
Zoning	Zone 35
Condo Fee	\$344

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 June 17th, 2025 at 2:47am MDT