

Courtesy Of Fred Clemens Of ComFree

## \$279,500 - 14505 23 Street, Edmonton

MLS® #E4447867

### \$279,500

2 Bedroom, 1.00 Bathroom, 976 sqft  
Single Family on 0.00 Acres

Fraser, Edmonton, AB

976 Sq. Ft., half duplex, 2+2 Bedrooms and 1 Bathroom! Looking for the perfect starter home or investment opportunity? This smoke-free, pet-free half duplex in the quiet, family-friendly community of Fraser offers comfort, convenience, and value. Duplex is well-maintained, and newly painted. Bright open-concept living/dining area; large kitchen; 2 bedrooms on main floor, plus 2 additional rooms in basement (mostly developed). Renovated bathroom/powder room – new tub/shower combo, toilet, vanity, tiled flooring. New windows throughout. Includes electric stove, 2 fridges (1 in basement), washer, dryer. Outdoor security/safety lighting on timer. Private fenced backyard with 8 x 10 shed. Paved alley with parking area for one vehicle. Close to schools, shopping, and public transit; easy access to Anthony Henday and Yellowhead Trail. Wonderful opportunity!

Built in 1980

### Essential Information

MLS® #	E4447867
Price	\$279,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	976



Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	14505 23 Street
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1T4

### **Amenities**

Amenities	Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking	See Remarks

### **Interior**

Appliances	Dryer, Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Electric
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Concrete
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Concrete
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 15th, 2025
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Days on Market 4

Zoning Zone 35

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Listing information last updated on July 19th, 2025 at 5:47am MDT