

## \$319,900 - 14 14803 Miller Boulevard, Edmonton

MLS® #E4438679

**\$319,900**

3 Bedroom, 1.5 Bathroom, 1,173 sqft

Condo / Townhouse on 0.00 Acres

Miller, Edmonton, AB

**3 BEDROOM, 1.5 BATHROOM TOWNHOME BACKING GREEN SPACE & TRAILS!** This well-kept 3 bedroom, 1.5 bathroom townhome with a single attached garage offers a spacious main living area featuring a cozy gas fireplace, maple cabinets, island, and dining area. The south-facing rear yard backs onto green space and trails, providing plenty of sunshine and peaceful views. Upstairs, enjoy a large primary suite complete with a walk-in closet, perfect for added comfort. This home is ideally located within walking distance to schools, shopping, and all major amenities, making it a perfect option for downsizing, first-time buyers, or investors. Currently rented out for \$1,550/month â€” an excellent cash flowing property with low condo fees. Recent upgrades include new roof! Shows very well and is move-in ready. Donâ€™t miss your chance to own this well-located home in a great community!

Built in 2001

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438679  |
| Price      | \$319,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,173             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 14 14803 Miller Boulevard |
| Area        | Edmonton                  |
| Subdivision | Miller                    |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5Y 3A4                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Insert   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Cross Fenced, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 27th, 2025  
Days on Market                3  
Zoning                              Zone 02  
Condo Fee                        \$145

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