

## \$275,000 - 14245 23 Street, Edmonton

MLS® #E4443536

**\$275,000**

3 Bedroom, 1.50 Bathroom, 1,060 sqft

Condo / Townhouse on 0.00 Acres

Bannerman, Edmonton, AB

Welcome to Bannerman! This fully renovated, move-in-ready townhome is only a few steps from schools, the River Valley trail system and all major amenities. Inside, enjoy brand-new luxury flooring, fresh drywall and paint, custom kitchen cabinets topped with quartz countertops, designer fixtures, modern lighting, and a full suite of new stainless-steel appliances—no detail overlooked! The complex itself has recently upgraded windows, roof, and doors for added peace of mind. Upstairs you’ll find three generous bedrooms and a stylish full bath, highlighted by a spacious primary suite. The main level showcases a sleek, refreshed kitchen that opens to the living and dining areas plus a handy 2-piece bath. Downstairs is fully finished with a versatile rec room, quiet den, and dedicated laundry room—ideal for a home office or extra living space. Perfect for first-time buyers, investors, or anyone seeking outstanding value and quality in a prime Edmonton location—this one is a must-see!

Built in 1979

### Essential Information

MLS® # E4443536

Price \$275,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,060
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	14245 23 Street
Area	Edmonton
Subdivision	Bannerman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1N1

### **Amenities**

Amenities	See Remarks
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Bannerman/ Fraser
Middle	J.D Bracco

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	15
Zoning	Zone 35
Condo Fee	\$312

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 July 5th, 2025 at 12:32pm MDT