

\$174,800 - 14622 25 Street, Edmonton

MLS® #E4446065

\$174,800

3 Bedroom, 1.50 Bathroom, 1,078 sqft
Condo / Townhouse on 0.00 Acres

Fraser, Edmonton, AB

The perfect home for first time buyers, families or downsizers! This 3-bdrm, 1.5-bath townhouse is part of a 4-plex, offering a spacious/uncrowded feel. You'll love the roomy front entry that welcomes you in. The kitchen & dining area are functional & well laid out, while the bright, oversized living room features stylish ceiling beams & direct access to your fully fenced yard. Enjoy a deck w/a covered area - perfect for relaxing or entertaining. The main floor also includes a nicely tucked-away 2-pce bath. Upstairs you'll find three comfortable bdrms & a full 4-piece bath. The basement is a blank canvas ready for your touch - create a home gym, office or rec room. Updates include a new furnace (2024) and duct cleaning (2025). Reasonable condo fees, pet friendly, the option to rent a 2nd stall for \$20/month, plus lots of street parking. Located close to shopping, schools, parks, bus stop, river valley, LRT & major transit routes. Lovely neighbors & true pride of ownership shows throughout in the details!

Built in 1983

Essential Information

| | |
|----------|-----------|
| MLS® # | E4446065 |
| Price | \$174,800 |
| Bedrooms | 3 |



| | |
|----------------|-------------------|
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,078 |
| Acres | 0.00 |
| Year Built | 1983 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 14622 25 Street |
| Area | Edmonton |
| Subdivision | Fraser |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 1X4 |

Amenities

| | |
|-----------|--|
| Amenities | On Street Parking, Deck, Parking-Extra, Parking-Visitor, See Remarks |
| Parking | Stall |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Portable, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 35 |
| Condo Fee | \$316 |

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Listing information last updated on July 8th, 2025 at 11:47am MDT