

## \$274,000 - 5 14803 34 Street, Edmonton

MLS® #E4451221

**\$274,000**

3 Bedroom, 2.50 Bathroom, 1,281 sqft  
Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

FULLY RENOVATED 3 bedroom, 2.5 bathrooms with a Single Detached Garage. This property has just been newly upgraded with a newer kitchen including counter tops, and custom cabinetry. New high end vinyl plank flooring, carpet, and fresh paint job and a new hot water tank. Newer light fixtures. A floor plan that includes an open living room space and dining room concept. Gas fireplace in the main living room for an added feature. Upstairs has 3 large bedrooms with the primary featuring a 3 piece en-suite with a large walk in closet. Basement is finished with an expansive rumpus room and lots of space. Privacy with a fenced yard. Close to plenty of amenities like rec centres and shopping. Kid friendly with choices of pre k- high school as well as a spray park close by Easy access to major highways like the Anthony Henday and TransCanada making for an easy commute. A DEFINITE MUST SEE

Built in 1991

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451221  |
| Price      | \$274,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,281             |
| Acres          | 0.00              |
| Year Built     | 1991              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5 14803 34 Street |
| Area        | Edmonton          |
| Subdivision | Kirkness          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5Y 2L3           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Fireplace         | Yes                                                                                                               |
| Fireplaces        | Glass Door                                                                                                        |
| Stories           | 3                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Finished                                                                                                    |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Stucco                  |
| Exterior Features | Fenced, Park/Reserve, Schools |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Stucco                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 5th, 2025  
Days on Market                44  
Zoning                              Zone 35  
Condo Fee                        \$324

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