

# \$400,000 - 14907 109 Avenue, Edmonton

MLS® #E4454674

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,179 sqft  
Single Family on 0.00 Acres

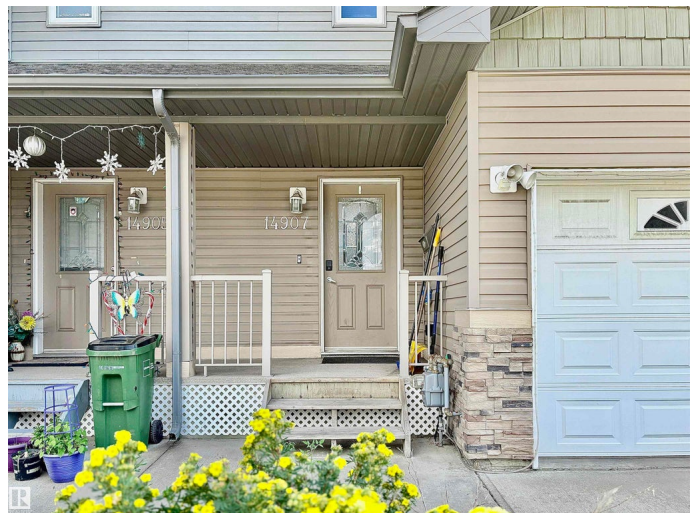
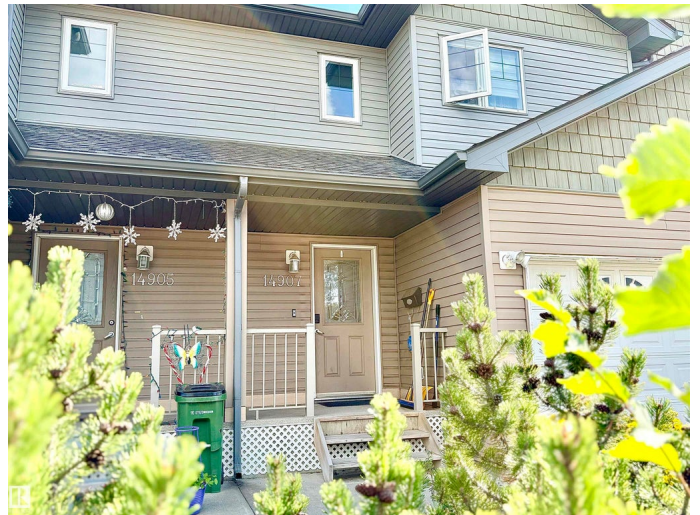
High Park (Edmonton), Edmonton, AB

Welcome to this beautiful townhome in High Park with no monthly condo fees! Offering rare three-car parking (attached garage, front driveway, and an extra stall off the side), this home features elegant touches such as rounded high-end door frames, tile flooring throughout the main level, and a modern kitchen with walnut shaker cabinets, porcelain backsplash, and stainless steel appliances. The open-concept dining and living area leads to a private patio with no backyard to maintain—no lawnmowing required! Upstairs you'll find a spacious primary suite with walk-in closet and full ensuite, plus two additional bedrooms and another full bath. The finished basement adds a large family room, laundry, and storage. All of this in an unbeatable location close to parks, schools, shopping, restaurants, Downtown, and the River Valley!

Built in 2010

## Essential Information

MLS® #	E4454674
Price	\$400,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,179
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	14907 109 Avenue
Area	Edmonton
Subdivision	High Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 1M5

### **Amenities**

Amenities	On Street Parking, Deck, Parking-Extra
Parking Spaces	3
Parking	Front Drive Access, Single Garage Attached, Single Indoor, Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed August 26th, 2025

Days on Market 1

Zoning Zone 21

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Listing information last updated on August 27th, 2025 at 11:18am MDT