

## **\$319,900 - 25 14603 Miller Boulevard, Edmonton**

MLS® #E4454923

**\$319,900**

3 Bedroom, 2.50 Bathroom, 1,189 sqft

Condo / Townhouse on 0.00 Acres

Miller, Edmonton, AB

Elegant 2-Storey HALF DUPLEX home located on a in the desirable neighborhood of Miller. The main floor of this 1492 sq. ft. OPEN CONCEPT home features bright and large windows in the living room, convenient 2-piece bathroom for guests, kitchen with a perfect double sides countertops leading to the dining room to the deck through the Glass Patio doors. Upstairs are the 3 SPACEOUS bedrooms, 2 full bath which includes the Generous Master Bedroom with a 4pc Ensuite and walk in closet. The fully developed basement comprises a family room Storage room and laundry area. Outside is a private east facing backyard and deck thatâ€™s perfect for evenings during family gatherings. Home is close to schools, playgrounds, parks, shopping, Public Transportation and other amenities. Do not hesitate on this one!

Built in 2002

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4454923  |
| Price          | \$319,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,189     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2002              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 25 14603 Miller Boulevard |
| Area        | Edmonton                  |
| Subdivision | Miller                    |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5Y 3B6                   |

### Amenities

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

### Interior

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

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 22                |

|           |         |
|-----------|---------|
| Zoning    | Zone 02 |
| Condo Fee | \$179   |

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Listing information last updated on September 17th, 2025 at 4:32am MDT