

\$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	2
Zoning	Zone 35
Condo Fee	\$316

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Listing information last updated on July 6th, 2025 at 3:18pm MDT