

## \$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	3
Zoning	Zone 35
Condo Fee	\$316

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