

## \$267,000 - 14618 25 Street, Edmonton

MLS® #E4460462

**\$267,000**

4 Bedroom, 1.50 Bathroom, 1,100 sqft

Condo / Townhouse on 0.00 Acres

Fraser, Edmonton, AB

Fully renovated townhouse with low condo fees? Yes, please! This 4 bedroom, 1.5 bathroom townhouse was renovated top to bottom! Enjoy entertaining family and friends in the spacious living room while you prepare treats in a brand new kitchen. Soak in the evening sun on those warm summer days in your South-West facing fenced yard. With 4 spacious bedrooms and a fully finished basement, you will have plenty of room for the growing family. Located in Fraser, you are surrounded by multiple parks - Kirkness, Hairsine, Bannerman, Fraser, Hermitage - just to name a few. With easy access to Yellowhead Trail to the South and Anthony Henday to the North, you'll have easy access to the entire Capital City. This property needs to be seen in person to be fully appreciated! Welcome home! \*Some photos are virtually staged\*

Built in 1983

### Essential Information

MLS® #	E4460462
Price	\$267,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,100
Acres	0.00
Year Built	1983
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	14618 25 Street
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1X4

### Amenities

Amenities	Deck, Vinyl Windows
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 2nd, 2025
Days on Market	14

Zoning	Zone 35
Condo Fee	\$316

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