

Courtesy Of Nicky A Kaufman Of Liv Real Estate

## \$215,000 - 14658 54 Street, Edmonton

MLS® #E4445876

**\$215,000**

3 Bedroom, 1.50 Bathroom, 1,058 sqft

Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

Welcome to Birchwood in Casselman! This beautifully updated 2-storey townhouse is the ideal place for families and first time buyers to call home. Step into the newly renovated kitchen, where modern finishes and thoughtful design make cooking and entertaining a joy. The large, sun-filled living room overlooks your own private, fenced backyard complete with a charming stone patio, perfect for relaxing or hosting summer BBQs. Featuring 3 spacious bedrooms on the top floor with a bright newly renovated 4-piece bathroom. Downstairs, you'll find a fully finished basement offering even more living space, including a generous rec room, a versatile den or office, a convenient bathroom, and ample storage. Additional highlights include new carpet and vinyl plank throughout, plus a newer furnace and HWT for added peace of mind. Located in a well-managed condo complex with low-maintenance living, this home is in a prime Northeast location close to schools, parks, shopping, and transit. Some photos virtually staged.

Built in 1981

### Essential Information

MLS® # E4445876

Price \$215,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,058
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	14658 54 Street
Area	Edmonton
Subdivision	Casselman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4L5

### Amenities

Amenities	Closet Organizers, No Animal Home, Parking-Extra, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave 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	Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	3
Zoning	Zone 02
Condo Fee	\$418

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Listing information last updated on July 7th, 2025 at 12:02am MDT