

## \$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 5:17am MDT