

# **\$318,900 - 38 14603 Miller Boulevard, Edmonton**

MLS® #E4427466

**\$318,900**

3 Bedroom, 1.50 Bathroom, 1,101 sqft

Condo / Townhouse on 0.00 Acres

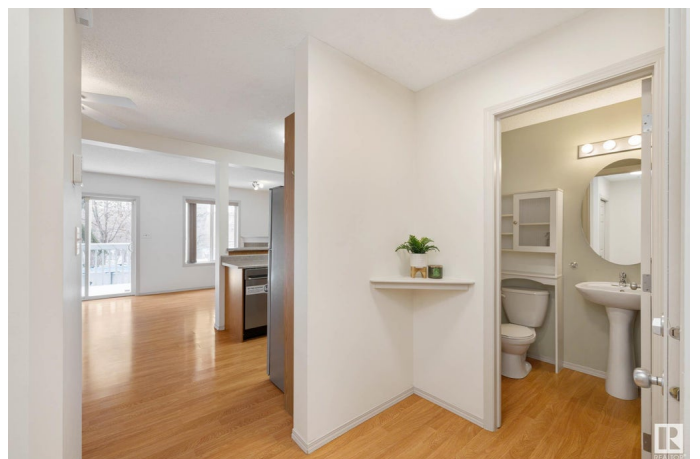
Miller, Edmonton, AB

Welcome to this beautifully updated 1100 sq ft two-storey half duplex, ideally located on a quiet street backing onto a serene greenspace with mature trees. Offering a perfect blend of comfort and convenience, this home features three bedrooms, two and a half bathrooms, and a fully developed basement—ideal for additional living space or entertaining. The great room is warm and inviting with a gas fireplace, perfect for cozy evenings. The front attached garage adds everyday ease, while nearby shopping and quick access to the LRT make daily errands and commuting a breeze.

Built in 2002

## **Essential Information**

MLS® #	E4427466
Price	\$318,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,101
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey



Status	Active
--------	--------

### Community Information

Address	38 14603 Miller Boulevard
Area	Edmonton
Subdivision	Miller
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3B6

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Front Porch, Parking-Visitor, Television Connection
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	McLeod School
Middle	Steele Heights School
High	M.E. LaZerte School

### Additional Information

Date Listed	March 26th, 2025
Days on Market	23
Zoning	Zone 02
Condo Fee	\$179

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 12:02pm MDT