

## \$319,900 - 14803 Miller Boulevard, Edmonton

MLS® #E4438679

**\$319,900**

3 Bedroom, 1.5 Bathroom, 1,173 sqft

Condo / Townhouse on 0.00 Acres

Miller, Edmonton, AB

**3 BEDROOM, 1.5 BATHROOM TOWNHOME BACKING GREEN SPACE & TRAILS!** This well-kept 3 bedroom, 1.5 bathroom townhome with a single attached garage offers a spacious main living area featuring a cozy gas fireplace, maple cabinets, island, and dining area. The south-facing rear yard backs onto green space and trails, providing plenty of sunshine and peaceful views. Upstairs, enjoy a large primary suite complete with a walk-in closet, perfect for added comfort. This home is ideally located within walking distance to schools, shopping, and all major amenities, making it a perfect option for downsizing, first-time buyers, or investors. Currently rented out for \$1,550/month â€” an excellent cash flowing property with low condo fees. Recent upgrades include new roof! Shows very well and is move-in ready. Donâ€™t miss your chance to own this well-located home in a great community!

Built in 2001

### Essential Information

MLS® #	E4438679
Price	\$319,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,173
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	14803 Miller Boulevard
Area	Edmonton
Subdivision	Miller
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3A4

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cross Fenced, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 27th, 2025  
Days on Market                20  
Zoning                              Zone 02  
Condo Fee                        \$145

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