

## **\$194,900 - 14747 25 Street, Edmonton**

MLS® #E4440874

**\$194,900**

3 Bedroom, 1.50 Bathroom, 1,093 sqft  
Condo / Townhouse on 0.00 Acres

Fraser, Edmonton, AB

Here's YOUR Opportunity to own this 2 Parking Stall Unit in the HIGH Re-sale complex of "Cavalier Court." UNIT NEEDS SOME WORK, as the opportunity and Price Margin for Profit as a Potential Fix & Flip will work for the Pocket Book of the Investor Crowd. First Home Buyer's - BUILD Sweat Equity with a minimal investment. Spacious 3 Bedroom unit with a FULL un-finished basement. The main floor features Real Hardwood Floors in need of re-finishing & also has a main floor washroom. SPACIOUS Primary Bedroom easily accommodates for Large Bedroom Furniture and features Decent Closet Space. The floor plan to this unit is very functional and could be renovated to make for an OPEN FLOOR PLAN with the right plans. Decent sized Fenced Backyard! Cavalier Court is a Family Friendly/Pet Friendly Highly Sought After Complex that is walking distance to Schools. Complex features recently replaced Fences & Unit Roof/Shingles. QUICK POSSESSION AVAILABLE!



Built in 1981

### **Essential Information**

MLS® #	E4440874
Price	\$194,900
Bedrooms	3

Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,093
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	14747 25 Street
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 2E8

### Amenities

Amenities	Detectors Smoke
Parking Spaces	2
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary                Fraser School

**Additional Information**

Date Listed                June 6th, 2025  
Days on Market        3  
Zoning                      Zone 35  
Condo Fee                \$344

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