

## \$315,000 - 30 14803 Miller Boulevard, Edmonton

MLS® #E4449569

**\$315,000**

2 Bedroom, 2.50 Bathroom, 1,244 sqft

Condo / Townhouse on 0.00 Acres

Miller, Edmonton, AB

Welcome to this beautiful duplex style bare land condo in Miller, featuring a charming front verandah and a bright, open main floor. The spacious kitchen holds ample cabinetry, sleek stainless steel appliances, an eat-up island, and flows into the dining area with patio doors that flood the space with natural light. The living room offers a cozy gas fireplace and large picture window, creating a warm, inviting atmosphere. A convenient powder room completes the main level. Upstairs, the generous primary bedroom features TWO walk-in closets and a 3pc ensuite with an updated shower. A second spacious bedroom, 4pc main bath, and linen closet round out the level. The FINISHED basement includes a large family/rec room, laundry, and plenty of storage. Step outside to the back deckâ€”perfect for relaxing or entertainingâ€”and a fenced yard ready for your new landscaping vision. Enjoy the DOUBLE detached GARAGE for parking convenience. Situated close to parks, trails, schools, and all amenities, this unit is turn key!

Built in 2001

### Essential Information

MLS® # E4449569

Price \$315,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,244
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	30 14803 Miller Boulevard
Area	Edmonton
Subdivision	Miller
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3A4

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Front Porch, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby,

	Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	Zone 02
Condo Fee	\$145

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 July 26th, 2025 at 2:18pm MDT