

## **\$174,500 - 16 14225 82 Street, Edmonton**

MLS® #E4446614

**\$174,500**

3 Bedroom, 1.00 Bathroom, 924 sqft

Condo / Townhouse on 0.00 Acres

Kildare, Edmonton, AB

Discover this beautifully **RENOVATED** 3-bedroom, 2-storey townhouse in the heart of Kildare! Freshly painted and move-in ready, this bright and spacious home offers modern updates and fantastic value. The main floor has a spacious living room with ample sunlight, dining room and cozy kitchen. The **NEW SAMSUNG** fridge and stove to be delivered in the next few weeks. Upstairs you have 3 bedrooms and one full bathroom. The finished basement provides extra living space, den and furnace room with new LG washer and dryer to be arriving soon. This home also features a brand **NEW FURNACE**. While the fenced front yard with new SOD is perfect for relaxing or entertaining. Ideally situated with easy access to Yellowhead Trail and Anthony Henday, youâ€™re just minutes from schools, parks, shopping malls, playgrounds, and bus stopsâ€”everything you need is close by! Donâ€™t miss this fantastic opportunity!

Built in 1971

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4446614  |
| Price      | \$174,500 |
| Bedrooms   | 3         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 924               |
| Acres          | 0.00              |
| Year Built     | 1971              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16 14225 82 Street |
| Area        | Edmonton           |
| Subdivision | Kildare            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5E 2V7            |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Detectors Smoke, Hot Water Natural Gas, Parking-Plug-Ins |
| Parking   | Stall                                                    |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Finished                              |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                        |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Stucco                                                        |
| Foundation        | Concrete Perimeter                                                  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 26             |
| Zoning         | Zone 02        |

Condo Fee                \$362

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Listing information last updated on August 3rd, 2025 at 8:17pm MDT