

## **\$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 deck—perfect for relaxing or entertaining—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 | 12              |
| Zoning         | Zone 02         |
| Condo Fee      | \$145           |

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Listing information last updated on August 5th, 2025 at 4:03pm MDT