

## \$315,000 - 83 14603 Miller Boulevard, Edmonton

MLS® #E4444298

**\$315,000**

3 Bedroom, 1.50 Bathroom, 1,236 sqft

Condo / Townhouse on 0.00 Acres

Miller, Edmonton, AB

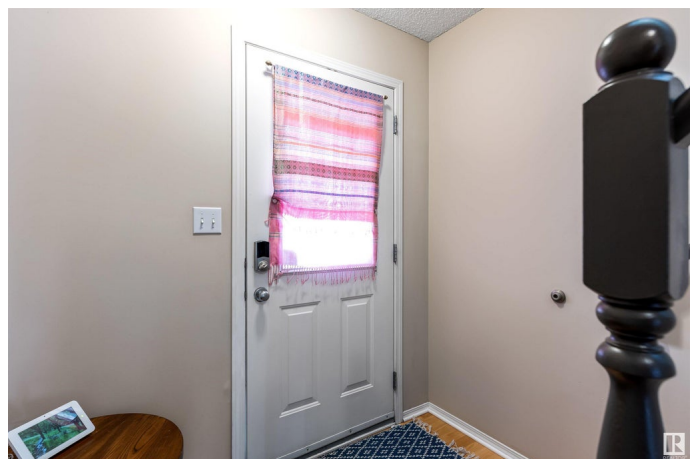
Welcome to this meticulously maintained, 1,236 sq ft half duplex bare land condo in the desirable family-oriented neighbourhood of Miller! Enjoy open concept living on the main floor, featuring a bright galley kitchen with an eating bar, a cozy gas fireplace, and sliding doors leading to a freshly painted deck and private backyard with a large shed. Upstairs, discover three comfortable bedrooms, including a primary suite and a four-piece bath. The finished basement adds 520 sq ft, offering versatile space for a family room, home office, or gym. This home provides the ideal blend of independence and convenience, with a single attached garage. Located close to Manning Town Centre for all your shopping and entertainment needs, and offering quick access to Anthony Henday, this gem is also conveniently situated along public transit routes. Don't miss this fantastic opportunity to enjoy the benefits of bareland condo living—ownership of your home and land with low monthly fees covering shared maintenance.

Built in 2002

### Essential Information

MLS® # E4444298

Price \$315,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,236             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 83 14603 Miller Boulevard |
| Area        | Edmonton                  |
| Subdivision | Miller                    |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5Y 3B6                   |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, Detectors Smoke, Vinyl Windows, See Remarks |
| Parking Spaces | 2   |
| Parking        | Single Garage Attached                            |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 02         |
| Condo Fee      | \$179           |

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Listing information last updated on July 4th, 2025 at 7:02am MDT