

\$279,500 - 14505 23 Street, Edmonton

MLS® #E4447867

\$279,500

2 Bedroom, 1.00 Bathroom, 976 sqft

Single Family on 0.00 Acres

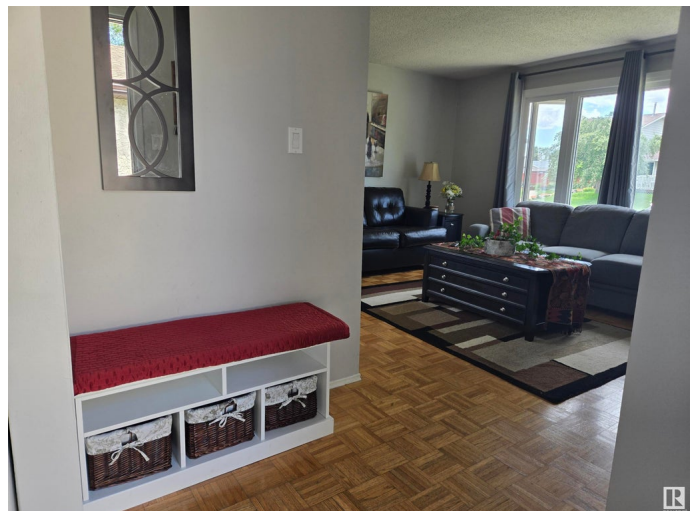
Fraser, Edmonton, AB

976 Sq. Ft., half duplex, 2+2 Bedrooms and 1 Bathroom! Looking for the perfect starter home or investment opportunity? This smoke-free, pet-free half duplex in the quiet, family-friendly community of Fraser offers comfort, convenience, and value. Duplex is well-maintained, and newly painted. Bright open-concept living/dining area; large kitchen; 2 bedrooms on main floor, plus 2 additional rooms in basement (mostly developed). Renovated bathroom/powder room – new tub/shower combo, toilet, vanity, tiled flooring. New windows throughout. Includes electric stove, 2 fridges (1 in basement), washer, dryer. Outdoor security/safety lighting on timer. Private fenced backyard with 8 x 10 shed. Paved alley with parking area for one vehicle. Close to schools, shopping, and public transit; easy access to Anthony Henday and Yellowhead Trail. Wonderful opportunity!

Built in 1980

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4447867 |
| Price | \$279,500 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 976 |



| | |
|------------|---------------|
| Acres | 0.00 |
| Year Built | 1980 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 14505 23 Street |
| Area | Edmonton |
| Subdivision | Fraser |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 1T4 |

Amenities

| | |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows |
| Parking | See Remarks |

Interior

| | |
|--------------|--|
| Appliances | Dryer, Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating | Forced Air-1, Electric |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Concrete |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Concrete |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | July 15th, 2025 |
|-------------|-----------------|

Days on Market 13

Zoning Zone 35

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Listing information last updated on July 28th, 2025 at 2:17pm MDT