

## \$230,000 - 314 14808 125 Street, Edmonton

MLS® #E4434427

**\$230,000**

2 Bedroom, 2.00 Bathroom, 959 sqft

Condo / Townhouse on 0.00 Acres

Baranow, Edmonton, AB

Welcome to this beautifully appointed 2 BEDROOM + DEN, 2 BATHROOM condo offering 958 SQFT of functional living space. The open-concept layout features a spacious living room that flows into a modern kitchen with sleek countertops, S/S APPLIANCES, and plenty of cabinetry. The primary bedroom includes a walk-through closet and 4-pc ensuite, while the second bedroom is generously sized—perfect for guests. The den offers a great home office option. Enjoy the convenience of IN-SUITE LAUNDRY & STORAGE. This unit comes with TWO TITLED PARKING STALLS—one HEATED UNDERGROUND and one surface stall. Relax on your large, SOUTH - FACING BALCONY. The building includes a fitness center and is ideally located close to public transit, shopping, and amenities. MOVE-IN READY!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434427  |
| Price          | \$230,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 959       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2014                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 314 14808 125 Street |
| Area        | Edmonton             |
| Subdivision | Baranow              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 0G1              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Exercise Room, Parking-Visitor, Storage-In-Suite |
| Parking Spaces | 2  |
| Parking        | Heated, Stall, Underground                       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Vinyl              |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Vinyl              |
| Foundation        | Concrete Perimeter       |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 4th, 2025 |
|-------------|---------------|

Days on Market 7  
Zoning Zone 27  
Condo Fee \$557

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