

## \$400,000 - 14907 109 Avenue, Edmonton

MLS® #E4454674

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,179 sqft

Single Family on 0.00 Acres

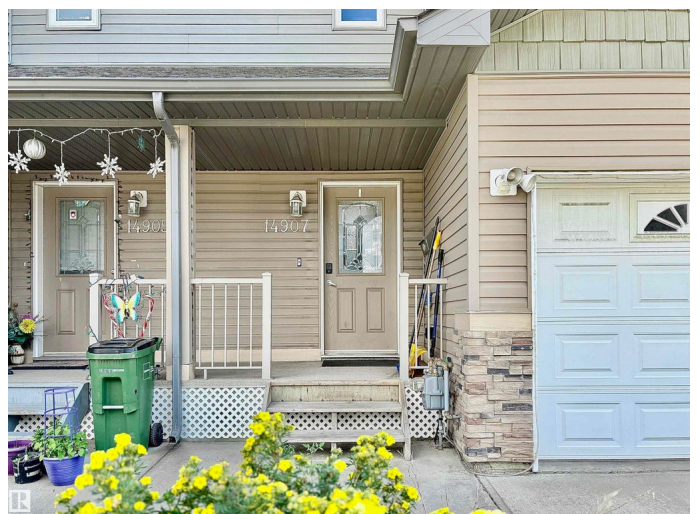
High Park (Edmonton), Edmonton, AB

Welcome to this beautiful townhome in High Park with no monthly condo fees! Offering rare three-car parking (attached garage, front driveway, and an extra stall off the side), this home features elegant touches such as rounded high-end door frames, tile flooring throughout the main level, and a modern kitchen with walnut shaker cabinets, porcelain backsplash, and stainless steel appliances. The open-concept dining and living area leads to a private patio with no backyard to maintain—no lawnmowing required! Upstairs you'll find a spacious primary suite with walk-in closet and full ensuite, plus two additional bedrooms and another full bath. The finished basement adds a large family room, laundry, and storage. All of this in an unbeatable location close to parks, schools, shopping, restaurants, Downtown, and the River Valley!

Built in 2010

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454674  |
| Price      | \$400,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                      |
|----------------|----------------------|
| Square Footage | 1,179                |
| Acres          | 0.00                 |
| Year Built     | 2010                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 14907 109 Avenue     |
| Area        | Edmonton             |
| Subdivision | High Park (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 1M5              |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Parking-Extra                           |
| Parking Spaces | 3                                                                |
| Parking        | Front Drive Access, Single Garage Attached, Single Indoor, Stall |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Stories           | 3                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Finished                                                                             |

### Exterior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                                    |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                       |
| Construction      | Wood, Stucco, Vinyl                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                                     |

**Additional Information**

Date Listed            August 26th, 2025  
Days on Market      3  
Zoning                Zone 21

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