

## \$275,000 - 14245 23 Street, Edmonton

MLS® #E4443536

**\$275,000**

3 Bedroom, 1.50 Bathroom, 1,060 sqft  
Condo / Townhouse on 0.00 Acres

Bannerman, Edmonton, AB

Welcome to Bannerman! This fully renovated, move-in-ready townhome is only a few steps from schools, the River Valley trail system and all major amenities. Inside, enjoy brand-new luxury flooring, fresh drywall and paint, custom kitchen cabinets topped with quartz countertops, designer fixtures, modern lighting, and a full suite of new stainless-steel appliances—no detail overlooked! The complex itself has recently upgraded windows, roof, and doors for added peace of mind. Upstairs you’ll find three generous bedrooms and a stylish full bath, highlighted by a spacious primary suite. The main level showcases a sleek, refreshed kitchen that opens to the living and dining areas plus a handy 2-piece bath. Downstairs is fully finished with a versatile rec room, quiet den, and dedicated laundry room—ideal for a home office or extra living space. Perfect for first-time buyers, investors, or anyone seeking outstanding value and quality in a prime Edmonton location—this one is a must-see!

Built in 1979

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4443536  |
| Price    | \$275,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,060             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14245 23 Street |
| Area        | Edmonton        |
| Subdivision | Bannerman       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1N1         |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Bannerman/ Fraser |
| Middle     | J.D Bracco        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 24              |
| Zoning         | Zone 35         |
| Condo Fee      | \$312           |

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