

Courtesy Of Darryl J Van Eerde Of Liv Real Estate

# \$318,900 - 38 14603 Miller Boulevard, Edmonton

MLS® #E4427466

**\$318,900**

3 Bedroom, 1.50 Bathroom, 1,101 sqft  
Condo / Townhouse on 0.00 Acres

Miller, Edmonton, AB

Welcome to this beautifully updated 1100 sq ft two-storey half duplex, ideally located on a quiet street backing onto a serene greenspace with mature trees. Offering a perfect blend of comfort and convenience, this home features three bedrooms, two and a half bathrooms, and a fully developed basement—ideal for additional living space or entertaining. The great room is warm and inviting with a gas fireplace, perfect for cozy evenings. The front attached garage adds everyday ease, while nearby shopping and quick access to the LRT make daily errands and commuting a breeze.

Built in 2002

## Essential Information

MLS® #	E4427466
Price	\$318,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,101
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey



Status Active

### **Community Information**

Address 38 14603 Miller Boulevard  
Area Edmonton  
Subdivision Miller  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5Y 3B6

### **Amenities**

Amenities Closet Organizers, Deck, Detectors Smoke, Front Porch, Parking-Visitor, Television Connection  
Parking Single Garage Attached

### **Interior**

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer  
Heating Forced Air-1, Natural Gas  
Stories 3  
Has Basement Yes  
Basement Partial, Finished

### **Exterior**

Exterior Wood, Vinyl  
Exterior Features Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary McLeod School  
Middle Steele Heights School  
High M.E. LaZerte School

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	15
Zoning	Zone 02
Condo Fee	\$179

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Listing information last updated on April 10th, 2025 at 10:18am MDT