

## \$190,000 - 14609 55 Street, Edmonton

MLS® #E4444612

**\$190,000**

3 Bedroom, 1.50 Bathroom, 1,181 sqft

Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

Opportunity knocks in the community of Casselman! This 2-storey, 3-bedroom townhouse offers incredible value for those looking to invest a little TLC. With over 1100 sqft of living space, the home features a functional main floor layout with spacious living area, dining space, and kitchen, plus a convenient half bath. Upstairs you'll find three well-sized bedrooms and a full bathroom. Outside, enjoy a private fenced yard, perfect for pets or gardening. Two parking stalls are located right out front for added convenience. Whether you're a first-time home buyer, investor, or someone looking to build equity with a bit of sweat equity, this home is full of potential. Located close to schools, shopping, parks, and transit. A great opportunity in a well-managed complex!

Built in 1981

### Essential Information

MLS® #	E4444612
Price	\$190,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,181
Acres	0.00



Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	14609 55 Street
Area	Edmonton
Subdivision	Casselman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4L7

### Amenities

Amenities	See Remarks
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 26th, 2025
Days on Market	8
Zoning	Zone 02
Condo Fee	\$450

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