

## \$279,500 - 14505 23 Street, Edmonton

MLS® #E4447867

**\$279,500**

2 Bedroom, 1.00 Bathroom, 976 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

976 Sq. Ft., half duplex, 2+2 Bedrooms and 1 Bathroom! Looking for the perfect starter home or investment opportunity? This smoke-free, pet-free half duplex in the quiet, family-friendly community of Fraser offers comfort, convenience, and value. Duplex is well-maintained, and newly painted. Bright open-concept living/dining area; large kitchen; 2 bedrooms on main floor, plus 2 additional rooms in basement (mostly developed). Renovated bathroom/powder room – new tub/shower combo, toilet, vanity, tiled flooring. New windows throughout. Includes electric stove, 2 fridges (1 in basement), washer, dryer. Outdoor security/safety lighting on timer. Private fenced backyard with 8 x 10 shed. Paved alley with parking area for one vehicle. Close to schools, shopping, and public transit; easy access to Anthony Henday and Yellowhead Trail. Wonderful opportunity!

Built in 1980

### Essential Information

MLS® #	E4447867
Price	\$279,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	976



Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	14505 23 Street
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1T4

### Amenities

Amenities	Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking	See Remarks

### Interior

Appliances	Dryer, Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Electric
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Concrete
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Concrete
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 15th, 2025
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Days on Market 1

Zoning Zone 35

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