

# **\$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

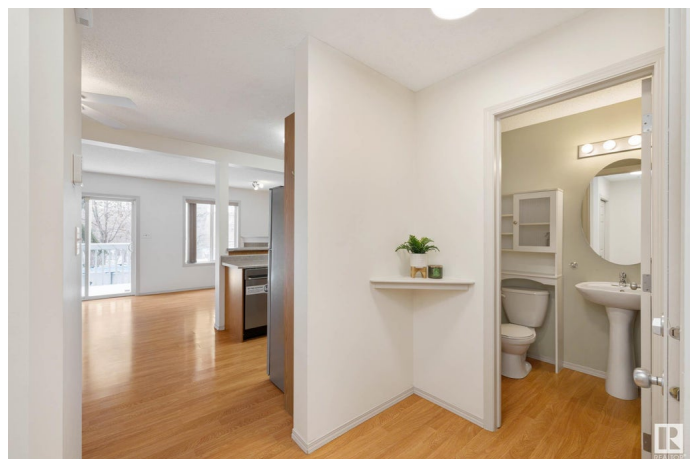
Miller, Edmonton, AB

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 | 24               |
| Zoning         | Zone 02          |
| Condo Fee      | \$179            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 7:17am MDT