

## \$300,000 - 32 14803 Miller Boulevard, Edmonton

MLS® #E4442129

**\$300,000**

3 Bedroom, 2.50 Bathroom, 1,250 sqft

Condo / Townhouse on 0.00 Acres

Miller, Edmonton, AB

Discover easy living in this charming Miller half-duplex, where comfort meets convenience in a quiet, well-connected community. Whether you're starting fresh, simplifying life, or investing in your future, this home supports a lifestyle of low-maintenance ease. Start your mornings on the private deck with coffee in hand, enjoy cozy evenings in the open-concept main floor, and entertain effortlessly with space for family and friends. Stay cool all summer with central air conditioning and enjoy year-round comfort. Explore the various nearby parks, trails, shops, and transit. Commuting is a breeze with quick access to Fort Road, Manning Drive and the Henday. This is a place where neighbors become friends and daily living feels just a little bit easier. Experience the balance of quiet surroundings and city access, all from the comfort of a home that fits your lifestyle.

Built in 2001

### Essential Information

MLS® #	E4442129
Price	\$300,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,250
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	32 14803 Miller Boulevard
Area	Edmonton
Subdivision	Miller
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3A4

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch, Parking-Visitor, Natural Gas Stove Hookup
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Heatilator/Fan
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, No Through Road, Park/Reserve, Public Transportation, Schools
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	9
Zoning	Zone 02
Condo Fee	\$145

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