

## \$249,900 - 301 14612 125 Street, Edmonton

MLS® #E4447403

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,055 sqft

Condo / Townhouse on 0.00 Acres

Baranow, Edmonton, AB

Bright & Air-Conditioned SW-Facing Condo  
â€“ 2 Parking Stalls + Storage! Move-in ready and in mint condition, this fully air-conditioned South and West-facing condo offers natural light and comfortable living. The spacious kitchen is equipped with light maple cabinets, a corner pantry with Closet shelving, and under-cabinet lighting. Enjoy seamless flow with laminate flooring throughout the kitchen, dining, and living areas. The primary bedroom is generously sized with a walk-in closet and a full ensuite featuring a bathtub. The second Bedroom is Spacious and conveniently located next to a 3 Piece bathroom. The in-suite laundry room provides excellent storage options. Relax on the SW-facing deck, complete with a natural gas BBQ hookup. Included: Two parking stalls â€“ one underground with surface stall just outside the front door, Condo fees covering heat and water. Ideal for buyers seeking a turnkey property in a well-managed complex. Donâ€™t miss this opportunity!

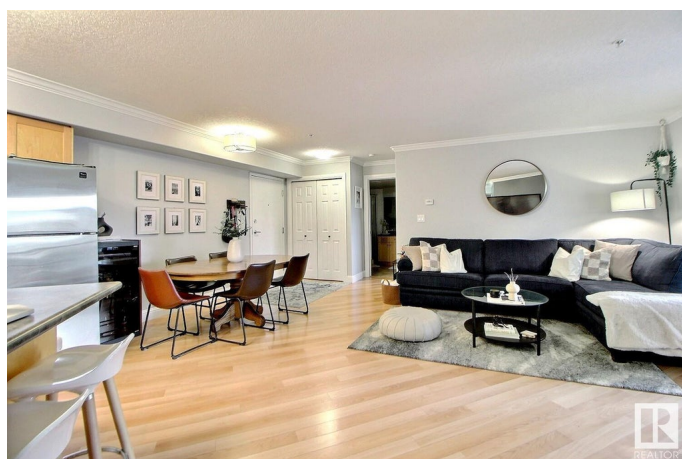
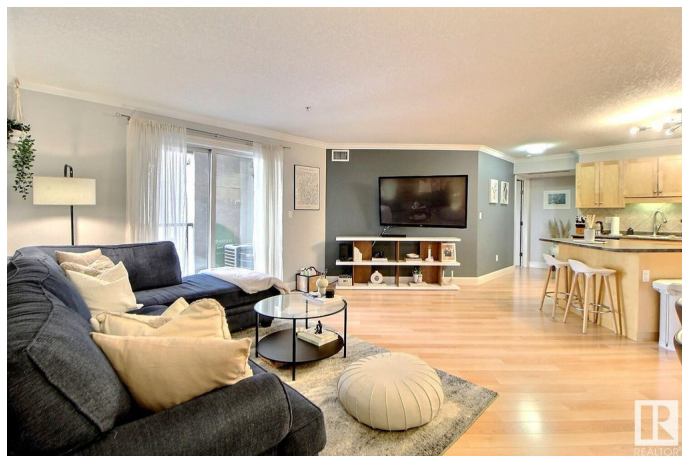
Built in 2007

### Essential Information

MLS® # E4447403

Price \$249,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	301 14612 125 Street
Area	Edmonton
Subdivision	Baranow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0B4

### **Amenities**

Amenities	Air Conditioner, Parking-Visitor, Security Door, Storage-Locker Room, See Remarks, Natural Gas BBQ Hookup
Parking	Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Fan Coil, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 11th, 2025  
Days on Market                2  
Zoning                              Zone 27  
Condo Fee                        \$524

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