

## \$269,900 - 14505 23 Street, Edmonton

MLS® #E4447867

**\$269,900**

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          | \$269,900 |
| 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 |
|-------------|-----------------|

Days on Market 41

Zoning Zone 35

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Listing information last updated on August 25th, 2025 at 6:33pm MDT