

## \$199,500 - 14311 23 Street, Edmonton

MLS® #E4426994

**\$199,500**

3 Bedroom, 1.50 Bathroom, 1,113 sqft

Condo / Townhouse on 0.00 Acres

Bannerman, Edmonton, AB

Home Sweet Home !!! The perfect 3 bedroom, 2 washroom, 2 storey townhouse with an Exceptional Fenced South Back Yard which sides and backs more spacious residential back yard settings. Exhilarating Special Feeling of experiencing the best of the scenic outdoors from Your living room ... The perfect location close to schools, parks, and services, major shopping big box stores, transportation close, a short distance just minutes walk or drive. Claremont Place has had windows, doors etc exterior upgrades over the years. Kitchen & dining, living room adjoining, makes for an excellent floor plan allowing natural light to flow through the main floor. Upgraded Maple Kitchen cabinetry and complimenting washroom vanities provide elegance. The lower level is partly developed but is basically Your canvas to finish as required making a lot of living space on three separate levels. Amazing potential to build equity in a residential setting. Great VALUE and Great Lifestyle with Years of comfort and enjoyment here

Built in 1979

### Essential Information

MLS® # E4426994

Price \$199,500



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,113             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14311 23 Street |
| Area        | Edmonton        |
| Subdivision | Bannerman       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1N1         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Deck, Parking-Extra, Parking-Visitor, Vinyl Windows, See Remarks |
| Parking Spaces | 1   |
| Parking        | Stall   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 30               |
| Zoning         | Zone 35          |
| Condo Fee      | \$321            |

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Listing information last updated on April 20th, 2025 at 2:02pm MDT