

## \$200,000 - 14638 25 Street, Edmonton

MLS® #E4465276

**\$200,000**

3 Bedroom, 1.50 Bathroom, 1,089 sqft

Condo / Townhouse on 0.00 Acres

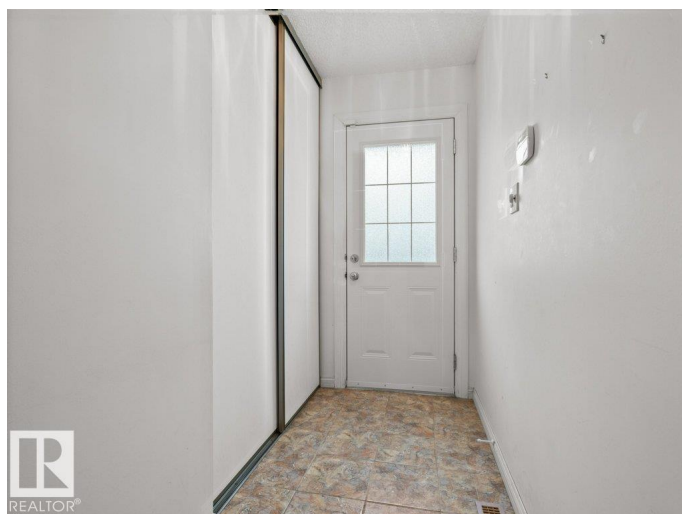
Fraser, Edmonton, AB

~ 3 BEDROOM, 1.5 BATH TOWNHOUSE ~  
LOCATED in the FAMILY FRIENDLY  
COMMUNITY of FRASER ~ VERY CLEAN  
and WELL MAINTAINED ~ READY FOR  
IMMEDIATE POSSESSION ~ BUILT in 1983 ~  
Check out this wonderful 3 bedroom  
townhouse that is perfect for first time buyers  
or great for investment. The unit is ready to go  
and features a large deck, storage shed,  
fenced in front yard, close to schools and  
parks. Inside the unit has laminate flooring  
throughout, new dishwasher, newer hot water  
tank, and tons of storage in the basement.  
The basement could also be finished to  
provide additional space. Close proximity to  
the Anthony Henday and Yellowhead Trail.  
Nothing left to do but move in and enjoy.

Built in 1983

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465276  |
| Price          | \$200,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,089     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1983              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14638 25 Street |
| Area        | Edmonton        |
| Subdivision | Fraser          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1X4         |

### Amenities

|           |                                                                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Television Connection |
| Parking   | Stall                                                                                                                                                       |

### Interior

|              |                                                                                                            |
|--------------|------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                  |
| Stories      | 2                                                                                                          |
| Has Basement | Yes                                                                                                        |
| Basement     | Full, Unfinished                                                                                           |

### Exterior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                                              |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                 |
| Construction      | Wood, Stucco, Vinyl                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                               |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | November 10th, 2025 |
|-------------|---------------------|

|                |         |
|----------------|---------|
| Days on Market | 9       |
| Zoning         | Zone 35 |
| Condo Fee      | \$316   |

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 November 18th, 2025 at 11:32pm MST