

# \$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 | 5               |
| Zoning         | Zone 02         |
| Condo Fee      | \$145           |

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Listing information last updated on June 17th, 2025 at 12:47am MDT