

## \$244,900 - 107 14604 125 Street, Edmonton

MLS® #E4447283

**\$244,900**

2 Bedroom, 2.00 Bathroom, 1,064 sqft

Condo / Townhouse on 0.00 Acres

Baranow, Edmonton, AB

Welcome to this modern & stylish corner unit apartment located in the desirable community of Baranow. Offering nearly 1,100 sqft of bright, open living space, this main floor unit features 2 spacious bedrooms and 2 full bathrooms, making it ideal for homeowners or investors alike. The freshly painted interior is complemented by brand-new flooring throughout â€” a completely carpet-free home. The kitchen is equipped with sleek stainless steel appliances, and the large private balcony, complete with a gas line for your BBQ, extends your living space outdoors. This well-maintained building is conveniently close to all amenities, shopping, and transit options. The unit comes with 2 titled parking stalls, one underground and one surface stall, providing flexibility and convenience. Condo fees include heat and water for worry-free living. Professionally cleaned and ready for immediate possession, this bright and airy apartment is a fantastic opportunity to enjoy low-maintenance living in a sought-after location!!

Built in 2009

### Essential Information

MLS® # E4447283

Price \$244,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,064
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	107 14604 125 Street
Area	Edmonton
Subdivision	Baranow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0B4

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Parking-Visitor, Secured Parking, Rooftop Deck/Patio
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	CAERNARVON SCHOOL
Middle	ROSSLYN SCHOOL
High	QUEEN ELIZABETH SCHOOL

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	9
Zoning	Zone 27
Condo Fee	\$520

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