

## \$194,900 - 14311 23 Street, Edmonton

MLS® #E4426994

**\$194,900**

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 \$194,900



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	90
Zoning	Zone 35
Condo Fee	\$321

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