

## \$344,900 - 43 14428 Miller Boulevard, Edmonton

MLS® #E4435370

**\$344,900**

2 Bedroom, 2.00 Bathroom, 1,107 sqft

Condo / Townhouse on 0.00 Acres

Miller, Edmonton, AB

This bright and beautifully maintained half-duplex bungalow with attached double garage is situated in the sought after 55+ adults-only community, Miller Garden Estates.

The open concept main floor features all that you need, including a large kitchen with pantry and ample counter space, a dining area, spacious living room, main floor laundry, along with 2 bedrooms and 2 full baths. The rear deck with built-in BBQ line makes entertaining a breeze. Relax in your primary bedroom with bay window, ensuite, and large walk-in closet. The unfinished basement offers a brand new hot water tank and large flex space for storage or large family gatherings. Easy access to the Anthony Henday, public transit, Clareview Recreation Centre, walking paths, and many shops and restaurants. You'll be close to all the action! Pet policy: up to 2 animals under 15" at the shoulder. Current condo fees only \$395/mo.

Built in 1999

### Essential Information

MLS® #	E4435370
Price	\$344,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,107
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	43 14428 Miller Boulevard
Area	Edmonton
Subdivision	Miller
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2Y6

### Amenities

Amenities	Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	St.Dominic, York, McLeod
Middle	JJ Bowlen, Steele Heights
High	M.E LaZerte

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	55
Zoning	Zone 02
Condo Fee	\$395

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