

## \$225,000 - 16 14803 34 Street, Edmonton

MLS® #E4445660

**\$225,000**

3 Bedroom, 2.50 Bathroom, 1,285 sqft

Condo / Townhouse on 0.00 Acres

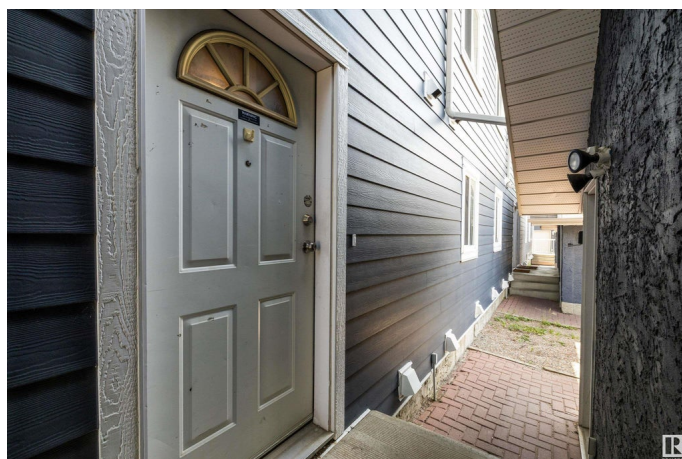
Kirkness, Edmonton, AB

Welcome to this incredible opportunity to own this townhouse in the Kirkenes Community. Park in the Single Detached Garage or the stall and make your way inside. The main level has 2-piece bathroom, huge living room with gas fireplace, kitchen and dining room. Make your way upstairs where you will find a spacious primary bedroom with a walk in closet and 3-piece ensuite, 2 more bedrooms and a 4-piece bathroom. Basement is unfinished waiting for you to develop it into your own space, laundry and utility room. Property is in need of some cosmetic updating and is a great opportunity to build some sweat equity. Spend your evenings on the back deck or going for a walk. Close to Schools, Shopping, Golfing, Henday, Clareview Rec Center and so much more!

Built in 1991

### Essential Information

MLS® #	E4445660
Price	\$225,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,285
Acres	0.00



Year Built	1991
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	16 14803 34 Street
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2L3

### Amenities

Amenities	Deck, Parking-Visitor
Parking Spaces	1
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 3rd, 2025
-------------	----------------

Days on Market	69
Zoning	Zone 35
Condo Fee	\$324

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 September 9th, 2025 at 11:47pm MDT