

## \$340,000 - 2 14428 Miller Blvd, Edmonton

MLS® #E4450087

**\$340,000**

2 Bedroom, 2.00 Bathroom, 1,098 sqft

Condo / Townhouse on 0.00 Acres

Miller, Edmonton, AB

This well maintained 2 BEDROOM, 2 BATH half-duplex is located in the beautiful area of MILLER GARDEN ESTATES. This 55+ community is close to all amenities, including great restaurants and shopping, rec. center, public transit and quick, easy access to the Anthony Henday. This property features double attached garage, main floor laundry, large walk in closet, spacious master bedroom w/ensuite, lots of storage, large living room, dining space, open concept plan with tons of natural light and CENTRAL A/C!! All this with low condo fees of \$395/month.

Built in 2001

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4450087          |
| Price          | \$340,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,098             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2 14428 Miller Blvd |
| Area        | Edmonton            |
| Subdivision | Miller              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Y 2Y6             |

## Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Parking-Visitor |
| Parking Spaces | 4                                                                                  |
| Parking        | Double Garage Attached                                                             |

## Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                  |
| Stories           | 1                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Unfinished                                                                                           |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 02         |
| Condo Fee      | \$395           |

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 August 5th, 2025 at 3:17am MDT