

## \$229,900 - 111 14604 125 Street, Edmonton

MLS® #E4435299

**\$229,900**

2 Bedroom, 2.00 Bathroom, 969 sqft

Condo / Townhouse on 0.00 Acres

Baranow, Edmonton, AB

Effortless living blends with modern sophistication, located on the main floor in this vibrant 2 Bedroom, 2 Bathroom unit. The gallery-style kitchen is inviting and boasts beautiful maple wood cabinets with ample storage and counter space. Its open layout seamlessly connects to the main living area, ideal for hosting guests or embracing your simple joy of daily life. The 2 bedrooms are located on either side of the unit for added privacy, and the primary suite includes its own 4pc ensuite and WIC. Outside, the South balcony allows for natural light & awaits your relaxation, complete with a barbecue gas connection, for outdoor enjoyment during the summer. Convenience of in-suite laundry and A/C are added bonuses. Security of your own private underground titled parking stall and storage locker is even more of a bonus. There is plenty of visitor parking and the building is surrounded by major amenities, schools, shopping, and playgrounds – all within easy access to the Anthony Henday and Yellowhead trail.

Built in 2009

### Essential Information

MLS® # E4435299

Price \$229,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 969                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 111 14604 125 Street |
| Area        | Edmonton             |
| Subdivision | Baranow              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 0B4              |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Underground |

### Interior

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

### Exterior

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

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 77            |
| Zoning         | Zone 27       |
| Condo Fee      | \$467         |

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Listing information last updated on July 22nd, 2025 at 2:47pm MDT