

## **\$279,000 - 72 14603 Miller Boulevard, Edmonton**

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MLS® #E4459725

**\$279,000**

2 Bedroom, 2.50 Bathroom, 1,218 sqft

Condo / Townhouse on 0.00 Acres

Miller, Edmonton, AB

HALF DUPLEX with LOW CONDO FEES! ARE YOU SEEING DOUBLE? NO YOU ARE NOT! TWO BEDROOMS with TWO ENSUITES. Perfect for roommates or couples or families or investors alike. PRIVATE FULLY FENCED YARD with deck. Lovely open kitchen complete with living room and dining space in a well maintained condominium complex. VISITOR PARKING STEPS AWAY. The Primary bedroom has a 4-piece ensuite and offers ample space with a walk closet. The 2nd bedroom also has a 4-piece ensuite bathroom. The main floor boasts a 2-piece bath PLUS there is plenty of storage in the basement! No winter scraping in the attached garage with a door to the inside hallway so you will NEVER FREEZE during our long winter months. The complex has plenty of parking for your friends & family. The condo fee is a LOW \$179/Month. Miller is a treed lovely community with great nearby schools and very close to major arteries that will take you to every corner of the city. PUBLIC TRANSIT, SHOPPING, RESTAURANTS, QUIET COMMUNITY. What are you waiting for?

Built in 2002

### **Essential Information**

MLS® #

E4459725



|                |                   |
|----------------|-------------------|
| Price          | \$279,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,218             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 72 14603 Miller Boulevard |
| Area        | Edmonton                  |
| Subdivision | Miller                    |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5Y 3B6                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking-Visitor        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

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

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                           |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, |

|              |                                        |
|--------------|----------------------------------------|
|              | Public Transportation, Shopping Nearby |
| Roof         | Asphalt Shingles                       |
| Construction | Wood, Vinyl                            |
| Foundation   | Concrete Perimeter                     |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 23                   |
| Zoning         | Zone 02              |
| Condo Fee      | \$179                |

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Listing information last updated on October 19th, 2025 at 2:02am MDT