Courtesy Of Fred Clemens Of ComFree

$279,500 - 14505 23 Street, Edmonton

MLS® #E4447867

$279,500
2 Bedroom, 1.00 Bathroom, 976 sqft
Single Family on 0.00 Acres

Fraser, Edmonton, AB

976 Sq. Ft., half duplex, 2+2 Bedrooms and 1 Bathroom! Looking for the perfect starter home or investment opportunity? This smoke-free, pet-free half duplex in the quiet, family-friendly community of Fraser offers comfort, convenience, and value. Duplex is well-maintained, and newly painted. Bright open-concept living/dining area; large kitchen; 2 bedrooms on main floor, plus 2 additional rooms in basement (mostly developed). Renovated bathroom/powder room â€“ new tub/shower combo, toilet, vanity, tiled flooring. New windows throughout. Includes electric stove, 2 fridges (1 in basement), washer, dryer. Outdoor security/safety lighting on timer. Private fenced backyard with 8 x 10 shed. Paved alley with parking area for one vehicle. Close to schools, shopping, and public transit; easy access to Anthony Henday and Yellowhead Trail. Wonderful opportunity!

Built in 1980

Essential Information

MLS® #	E4447867
Price	$279,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	976

Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	14505 23 Street
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1T4

Amenities

Amenities	Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking	See Remarks

Interior

Appliances	Dryer, Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Electric
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Concrete
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Concrete
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 15th, 2025

Days on Market	19
Zoning	Zone 35

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on August 3rd, 2025 at 5:47am MDT