

## \$269,000 - 14618 25 Street, Edmonton

MLS® #E4457957

**\$269,000**

4 Bedroom, 1.50 Bathroom, 1,100 sqft  
Condo / Townhouse on 0.00 Acres

Fraser, Edmonton, AB

Fully renovated townhouse with low condo fees? Yes, please! This 4 bedroom, 1.5 bathroom townhouse was renovated top to bottom! Enjoy entertaining family and friends in the spacious living room while you prepare treats in a brand new kitchen. Soak in the evening sun on those warm summer days in your South-West facing fenced yard. With 4 spacious bedrooms and a fully finished basement, you will have plenty of room for the growing family. Located in Fraser, you are surrounded by multiple parks - Kirkness, Hairsine, Bannerman, Fraser, Hermitage - just to name a few. With easy access to Yellowhead Trail to the South and Anthony Henday to the North, you'll have easy access to the entire Capital City. This property needs to be seen in person to be fully appreciated! Welcome home! \*Some photos are virtually staged\*

Built in 1983

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457957  |
| Price      | \$269,000 |
| Bedrooms   | 4         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,100             |
| Acres          | 0.00              |
| Year Built     | 1983              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14618 25 Street |
| Area        | Edmonton        |
| Subdivision | Fraser          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1X4         |

### Amenities

|           |                     |
|-----------|---------------------|
| Amenities | Deck, Vinyl Windows |
| Parking   | Stall               |

### Interior

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                        |
| Stories      | 3                                                                                |
| Has Basement | Yes                                                                              |
| Basement     | Full, Finished                                                                   |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Vinyl                                  |
| Exterior Features | Corner Lot, Fenced, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Vinyl                                  |
| Foundation        | Concrete Perimeter                           |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 1                    |

|           |         |
|-----------|---------|
| Zoning    | Zone 35 |
| Condo Fee | \$316   |

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 17th, 2025 at 7:17pm MDT