

## \$319,000 - 53 14603 Miller Boulevard, Edmonton

MLS® #E4465464

**\$319,000**

4 Bedroom, 2.50 Bathroom, 1,222 sqft  
Condo / Townhouse on 0.00 Acres

Miller, Edmonton, AB

**AFFORDABLE, WELL-KEPT & SPACIOUS.** This delightful residence boasts 4 generously sized bedrooms and 2.5 bathrooms in total & relatively LOW CONDO FEE of \$192.92. The FULLY FINISHED BASEMENT PROVIDES versatile space to accommodate your lifestyle needs. Step outside onto the EXTENDED DECK AND take in the serene views as the PROPERTY BACKS ONTO A BEAUTIFUL PARK, offering tranquility and outdoor enjoyment right at your doorstep. Enjoy an abundance of natural light pouring through huge windows, creating a bright and inviting atmosphere throughout the home. The ATTACHED SINGLE GARAGE WITH DRIVEWAY adds convenience and practicality to your daily routine. Located close to PUBLIC TRANSPORTATION AND ALL MAJOR AMENITIES, this wonderful home is an excellent opportunity for those seeking comfort, value, and a prime location. Don't miss your chance to make this lovely property your new home!

Built in 2002

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4465464  |
| Price    | \$319,000 |
| Bedrooms | 4         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,222             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 53 14603 Miller Boulevard |
| Area        | Edmonton                  |
| Subdivision | Miller                    |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5Y 3B6                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Single Garage Attached |

### Interior

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                 |
| Stories      | 3                                                                                                         |
| Has Basement | Yes                                                                                                       |
| Basement     | Full, Finished                                                                                            |

### Exterior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                               |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 12th, 2025  
Days on Market                9  
Zoning                              Zone 02  
Condo Fee                        \$193

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