

## \$225,000 - 16 14803 34 Street, Edmonton

MLS® #E4445660

**\$225,000**

3 Bedroom, 2.50 Bathroom, 1,285 sqft  
Condo / Townhouse on 0.00 Acres

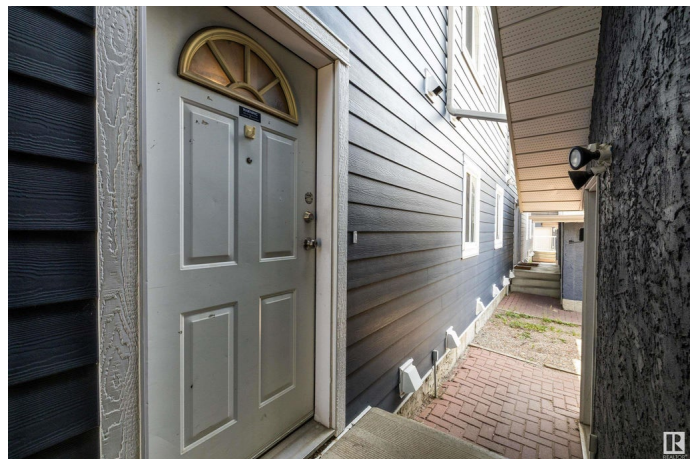
Kirkness, Edmonton, AB

Welcome to this incredible opportunity to own this townhouse in the Kirkenes Community. Park in the Single Detached Garage or the stall and make your way inside. The main level has 2-piece bathroom, huge living room with gas fireplace, kitchen and dining room. Make your way upstairs where you will find a spacious primary bedroom with a walk in closet and 3-piece ensuite, 2 more bedrooms and a 4-piece bathroom. Basement is unfinished waiting for you to develop it into your own space, laundry and utility room. Property is in need of some cosmetic updating and is a great opportunity to build some sweat equity. Spend your evenings on the back deck or going for a walk. Close to Schools, Shopping, Golfing, Henday, Clareview Rec Center and so much more!

Built in 1991

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445660  |
| Price          | \$225,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,285     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1991              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16 14803 34 Street |
| Area        | Edmonton           |
| Subdivision | Kirkness           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Y 2L3            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Parking-Visitor  |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                           |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                    |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 3rd, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 51      |
| Zoning         | Zone 35 |
| Condo Fee      | \$324   |

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Listing information last updated on August 22nd, 2025 at 11:17pm MDT