

## \$209,900 - 302 14612 125 Street, Edmonton

MLS® #E4435445

**\$209,900**

2 Bedroom, 2.00 Bathroom, 863 sqft

Condo / Townhouse on 0.00 Acres

Baranow, Edmonton, AB

Looking for a great VALUE in Baranow? Welcome to this BEAUTIFULLY CLEAN & MAINTAINED 2 bedroom, 2 full bathroom unit with HEATED UNDERGROUND PARKING, STORAGE, & AIR CONDITIONING! Inside, you'll find a stylish open-concept layout with a bright, modern kitchen that seamlessly flows into the sunlit living area. Large windows allow for an abundance of natural light to pour in. Your primary suite includes a generous walk-in closet & private 4pc ensuite. Your second bedroom is spacious & flexible while your second full 3pc bathroom adds extra convenience for guests or roommates. Step outside to your large private balcony, an ideal spot to relax or enjoy your morning coffee. Located in a prime, convenient area close to shopping, dining, public transit, & the Henday, this well-cared-for home is move-in ready! Whether you're an investor looking for cashflow, or a quiet, clean, & secure place to call your own...your perfect new home awaits at Palisades Point Villas!!!

Built in 2007

### Essential Information

MLS® # E4435445

Price \$209,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	863
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	302 14612 125 Street
Area	Edmonton
Subdivision	Baranow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0B6

### Amenities

Amenities	Air Conditioner
Parking Spaces	1
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 9th, 2025  
Days on Market                14  
Zoning                              Zone 27  
Condo Fee                        \$423

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Listing information last updated on May 23rd, 2025 at 8:17am MDT