

## \$199,000 - 14293 23 Street, Edmonton

MLS® #E4446270

**\$199,000**

3 Bedroom, 2.00 Bathroom, 1,093 sqft

Condo / Townhouse on 0.00 Acres

Bannerman, Edmonton, AB

Only one neighbour as this is an end unit! Great starter or investment property is this Claremont Place townhouse, with much to offer the new owner! Recent updates include fresh paint, newer windows, baseboards and window trim, and a HIEFF furnace! This is one of the larger floor plans in the complex, and this is reflected in the size of the three upstairs bedrooms, large BSMT Family Room, and plenty of storage space! Additionally, is is a rare find to have a BSMT half bath as this unit does! Bannerman is a well established neighbourhood in NE Edmonton, with access to schools, shopping(Victoria Trail to Manning Drive) and one of its greatest assets: and year round access to the Saskatchewan River trail system and Hermitage Park for outdoor enthusiasts! Anthony Henday Drive is mere minutes away to get you started on your travel adventures in any direction! Come check it out!

Built in 1979

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446270  |
| Price      | \$199,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,093             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14293 23 Street |
| Area        | Edmonton        |
| Subdivision | Bannerman       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1N1         |

### Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 1                                                                                                             |
| Parking        | Stall                                                                                                         |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 3                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Finished                                        |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                          |
| Exterior Features | Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Stucco, Vinyl                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                           |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 26             |
| Zoning         | Zone 35        |
| Condo Fee      | \$312          |

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Listing information last updated on August 2nd, 2025 at 11:47am MDT