

## \$399,000 - 14547 21 Street, Edmonton

MLS® #E4443772

**\$399,000**

3 Bedroom, 2.00 Bathroom, 952 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

**INVESTOR ALERT!** This fully renovated home offers excellent rental potential! The bright main floor has a functional open concept layout with tons of natural light. The contemporary kitchen offers timeless white cabinetry, quartz countertops, stainless appliances & movable island with seating. Modern 4pce bath has plenty of storage & counter space. This level is complete with two bedrooms including a generous size master, spacious living room & convenient main floor laundry/mudroom. The private fully fenced yard has a concrete patio, shed & oversized 26' x 26' garage offering ample storage & parking. Basement has separate entrance with one bedroom plus flex room, second kitchen, eating area, large living space & dedicated laundry room. Newer shingles, windows, HWT & furnace! Located minutes from great schools, parks & picnic areas with quick access to the Henday & Manning Crossing. This property offers option & opportunity! Don't miss out!

Built in 1980

### Essential Information

MLS® # E4443772

Price \$399,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	952
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	14547 21 Street
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1T7

### Amenities

Amenities	Parking-Extra, Vinyl Windows, See Remarks, Vacuum System-Roughed-In
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 22nd, 2025
Days on Market	10
Zoning	Zone 35

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