

## \$299,900 - 46 14803 Miller Boulevard, Edmonton

MLS® #E4462287

**\$299,900**

2 Bedroom, 2.50 Bathroom, 1,260 sqft

Condo / Townhouse on 0.00 Acres

Miller, Edmonton, AB

Great 2 storey Town House located in the well sought after community of Miller in Miller Park Condo Complex, Main floor features include a 2 piece powder room, a Island Kitchen with plenty of storage space, a Living room with a corner gas fireplace and a Dining area with a patio door to a Deck and Fully fenced in yard leading to a Double Detached Garage.

Upstairs has two spacious bedrooms with the Primary having a 4 piece en-suite and walk in closet, as well there is a 4 piece family bath. Basement is partially framed awaiting your design. Did I forget to mention there is brand New Vinyl Plank Flooring being installed as we speak throughout the main, stairs an upper area's of the home. What a great place to call home and is a real pleasure to show

Built in 2001

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462287  |
| Price          | \$299,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,260     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2001              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 46 14803 Miller Boulevard |
| Area        | Edmonton                  |
| Subdivision | Miller                    |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5Y 3A4                   |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Deck, Parking-Visitor, Storage-In-Suite, Vinyl Windows, See Remarks |
| Parking Spaces | 2                                                                   |
| Parking        | Double Garage Detached, Rear Drive Access                           |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Partially Finished                                                             |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                  |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 16th, 2025 |
|-------------|--------------------|

|                |         |
|----------------|---------|
| Days on Market | 4       |
| Zoning         | Zone 02 |
| Condo Fee      | \$140   |

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Listing information last updated on October 20th, 2025 at 12:47am MDT