

## **\$317,000 - 1 14428 Miller Boulevard, Edmonton**

---

MLS® #E4461848

**\$317,000**

2 Bedroom, 2.00 Bathroom, 1,076 sqft

Condo / Townhouse on 0.00 Acres

Miller, Edmonton, AB

Miller Garden Estates 55+ community welcomes you. Pet friendly Unit 1 is a well cared for half duplex home featuring a great layout. The front foyer greets you w/ its closet space & room for a bench. The living area is generous sized & offer lots of light w/ big bright windows. Also the main floor offers two spacious bedrooms w/ a walk in closet & 4 piece ensuite bathroom. Plus a separate 4 piece bathroom. Bonus main floor laundry room. The kitchen is open concept w/a breakfast nook for dining/entertaining. The walkout balcony leads to the deck w/ green space views & fenced in yard, Perfect for relaxation. The basement is wide open and insulated. The front attached double garage offers parking & storage space. Enjoy great curb appeal w/ side garden & stucco exterior finishing, plus the convince of being the first unit in as you enter the cul de sac. Miller neighborhood has lots of shopping areas, hospital, & main road Manning to connect the main city districts. Welcome to your new joyful home & lifestyle.

Built in 2001

### **Essential Information**

MLS® # E4461848

Price \$317,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,076             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1 14428 Miller Boulevard |
| Area        | Edmonton                 |
| Subdivision | Miller                   |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5Y 2Y6                  |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Parking-Visitor  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Stories           | 1                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                            |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                          |
| Exterior Features | Cul-De-Sac, Picnic Area, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 26                 |
| Zoning         | Zone 02            |
| Condo Fee      | \$395              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 5th, 2025 at 9:47pm MST