

## \$234,900 - 301 14612 125 Street, Edmonton

MLS® #E4454491

**\$234,900**

2 Bedroom, 2.00 Bathroom, 1,087 sqft

Condo / Townhouse on 0.00 Acres

Baranow, Edmonton, AB

Bright & Air-Conditioned SW-Facing Condo  
“ 2 Parking Stalls + Storage! Move-in ready and in mint condition, this fully air-conditioned South and West-facing condo offers natural light and comfortable living. The spacious kitchen is equipped with light maple cabinets, a corner pantry with Closet shelving, and under-cabinet lighting. Enjoy seamless flow with laminate flooring throughout the kitchen, dining, and living areas. The primary bedroom is generously sized with a walk-in closet and a full ensuite featuring a bathtub. The second Bedroom is Spacious and conveniently located next to a 3 Piece bathroom. The in-suite laundry room provides excellent storage options. Relax on the SW-facing deck, complete with a natural gas BBQ hookup. Included: Two parking stalls “ one underground with surface stall just outside the front door, Condo fees covering heat and water. Ideal for buyers seeking a turnkey property in a well-managed complex. Don’t miss this opportunity!

Built in 2007

### Essential Information

MLS® # E4454491

Price \$234,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,087                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 301 14612 125 Street |
| Area        | Edmonton             |
| Subdivision | Baranow              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 0B4              |

### Amenities

|           |                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Parking-Visitor, Security Door, Storage-Locker Room, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Stall, Underground                                                                                        |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Fan Coil, Natural Gas                                                                                      |
| # of Stories      | 4                                                                                                          |
| Stories           | 1                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | None, No Basement                                                                                          |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stucco                                    |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stucco                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 22nd, 2025  
Days on Market                19  
Zoning                              Zone 27  
Condo Fee                        \$524

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