

## \$199,000 - 14634 54 Street, Edmonton

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MLS® #E4461336

**\$199,000**

3 Bedroom, 1.50 Bathroom, 1,130 sqft

Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

An Ideal Beginning or a Smart Investment Awaits! Discover comfort and potential in this thoughtfully designed townhome nestled in the vibrant community of Casselman. Offering over 1,100 sq. ft. of living space, this home is the perfect canvas for your personal touch. The main floor welcomes you with a bright, open layout featuring a large living area that flows onto a private fenced backyard backs onto a beautiful park. The kitchen provides plenty of cabinetry and is complemented by a formal dining area overlooking the living room. A convenient 2-piece bath completes the main level. Upstairs, you'll find a spacious primary bedroom with generous closet space, easily fitting a king-sized bed, along with two additional bedrooms and a full 4-piece bath. Downstairs, the finished basement adds valuable extra space with a wet bar, offering the perfect spot for a games room, home gym, or lounge area. Well-managed complex, unbeatable access to shopping, schools, parks, restaurants and public transit.

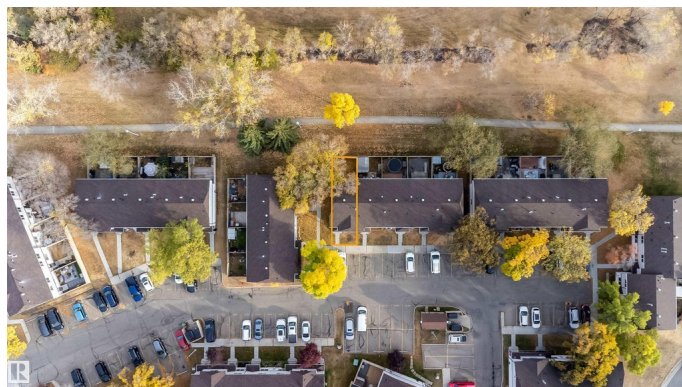
Built in 1981

### Essential Information

MLS® # E4461336

Price \$199,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,130             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14634 54 Street |
| Area        | Edmonton        |
| Subdivision | Casselman       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 4L6         |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Parking-Extra, Parking-Plug-Ins, Storage-In-Suite, Vinyl Windows, Wet Bar |
| Parking   | 2 Outdoor Stalls                                                          |

### Interior

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                             |
| Stories      | 3                                                                     |
| Has Basement | Yes                                                                   |
| Basement     | Full, Finished                                                        |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                          |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 02           |
| Condo Fee      | \$451             |

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Listing information last updated on October 19th, 2025 at 11:32am MDT