

## \$436,000 - 14240 23 Street, Edmonton

MLS® #E4441130

**\$436,000**

5 Bedroom, 2.00 Bathroom, 936 sqft

Single Family on 0.00 Acres

Bannerman, Edmonton, AB

Step inside this beautifully renovated bi-level in Bannerman—the perfect family haven just steps from Bannerman School, parks, and scenic walking trails. You™ll love how the bright main floor flows from the spacious living room into the formal dining area and refaced kitchen, ideal for both everyday living and entertaining. Three generous bedrooms and a full bath complete the upper level. Downstairs, discover a large family room with a cozy den—perfect for movie nights—plus two additional bedrooms, a versatile workspace, laundry, and a second full bath. Outside, enjoy summer barbecues on your newer deck overlooking a fully fenced backyard framed by mature trees. Parking is a breeze with a double detached garage featuring all-new siding, a new garage door, and ample driveway space. Key upgrades include newer floors, fresh paint, new appliances, a newer furnace, new roof, and new siding on both the house and garage—so all you have to do is move in and start making memories.

Built in 1978

### Essential Information

MLS® # E4441130

Price \$436,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 936                    |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14240 23 Street |
| Area        | Edmonton        |
| Subdivision | Bannerman       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1E8         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 2                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Finished                                        |

### Exterior

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

### Additional Information

Date Listed June 7th, 2025

Days on Market 82

Zoning Zone 35

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