

## \$194,900 - 104 14604 125 Street, Edmonton

MLS® #E4461686

**\$194,900**

2 Bedroom, 2.00 Bathroom, 973 sqft

Condo / Townhouse on 0.00 Acres

Baranow, Edmonton, AB

Great opportunity to live in a wonderful community with shopping, public transportation and schools nearby - This could be your new address! You will love this 2 bedroom, 2 bathroom condominium with in-suite laundry and 1 u/g parking with storage. The bedrooms are separated with the living room, you will love the privacy this condominium has to offer.

The primary bedroom accommodates a king size bed plus additional furniture and still have room - the 5 piece ensuite with a tub/shower and a separate shower is a great addition. The second bedroom is next to the main 3 piece bathroom for added convenience and privacy. You will love the espresso kitchen cabinets with undercounter lighting and easy access to the laundry area with a hwt and your own furnace. Easy access from the living room to the balcony has a gas BBQ with a gas hook up. To complete this exceptional property is an u/g parking with a large storage for those additional items.

Built in 2009

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461686  |
| Price     | \$194,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 973                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 104 14604 125 Street |
| Area        | Edmonton             |
| Subdivision | Baranow              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 0B4              |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Parking-Visitor, Patio, Security Door, Storage-In-Suite, Television Connection, Vinyl Windows, Storage Cage |
| Parking Spaces | 1                                                                                                                            |
| Parking        | Underground                                                                                                                  |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Fan Coil, Forced Air-1, Natural Gas                                                                                           |
| # of Stories      | 4                                                                                                                             |
| Stories           | 1                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | None, No Basement                                                                                                             |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                 |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 27            |
| Condo Fee      | \$479              |

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 October 15th, 2025 at 3:32pm MDT