

## \$199,900 - 109 14612 125 Street, Edmonton

MLS® #E4435239

**\$199,900**

2 Bedroom, 2.00 Bathroom, 863 sqft

Condo / Townhouse on 0.00 Acres

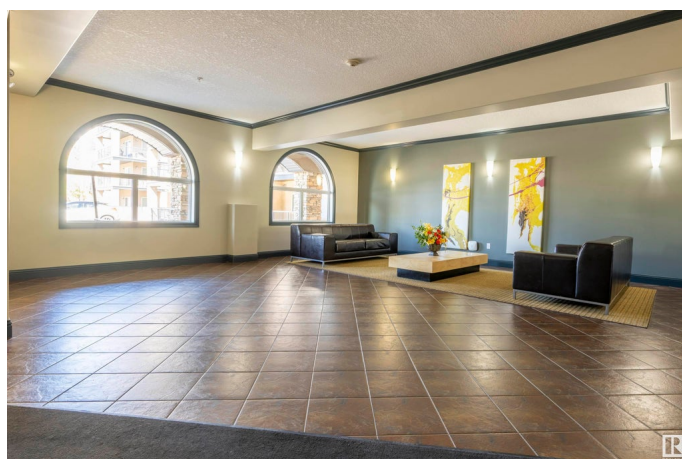
Baranow, Edmonton, AB

Welcome to this beautifully maintained and spacious main floor condo, offering 2 bedrooms, 2 bathrooms, 9' ceilings, central A/C, and ensuite laundry. This meticulously maintained unit includes titled heated underground parking with storage area, and is pet-friendly. Stylish vinyl plank and tile flooring complement the bright, open-concept design, with a sleek kitchen featuring modern countertops, ample cabinetry, and a seamless flow into the dining area and spacious living room. The primary suite boasts a large walk-in closet and full 4-piece ensuite, while the second bedroom is perfect for guests, a home office, or added living space. A 3-piece main bath and dedicated laundry room with extra storage complete the interior. Reasonable condo fees include heat and water. Located near Lake Baranow, bike paths, schools, shopping, dining, and more! Don't miss out on this one!

Built in 2007

### Essential Information

MLS® #	E4435239
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	863
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	109 14612 125 Street
Area	Edmonton
Subdivision	Baranow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0B6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Gazebo, Intercom, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, 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, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 8th, 2025  
Days on Market                48  
Zoning                              Zone 27  
Condo Fee                        \$423

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