

# \$324,900 - 67 14603 Miller Boulevard, Edmonton

MLS® #E4447120

**\$324,900**

3 Bedroom, 1.50 Bathroom, 1,217 sqft  
Condo / Townhouse on 0.00 Acres

Miller, Edmonton, AB

Welcome to 67, 14603 Miller Blvd NW! This bright, 3-bed, 1.5-bath 2 storey half-duplex offers 1214 sq ft plus an unfinished basement ready for your design. Enjoy a spacious open floor plan with newer laminate flooring, fresh paint, granite counters (2025), rewrapped cabinets (2022), updated baths (2025), and newer stainless steel appliances (2022). Large vinyl windows and patio doors fill the home with light and lead to a private, fenced yard with deck—perfect for relaxing or watching the kids play. The primary bedroom is spacious enough for King size furniture and features his and hers closets. The basement includes laundry, sump pump, and bathroom rough-in. Roof replaced (2020), hot water tank upgraded, and all window coverings included. Oversized single garage + driveway pad and ample visitor parking. Low condo fees at \$179 a month with 2024 taxes at \$2,350.13. Walking distance to LRT, Clareview Rec Centre, parks, trails, shopping, and more!

Built in 2002

## Essential Information

MLS® #	E4447120
Price	\$324,900
Bedrooms	3
Bathrooms	1.50



67, 14603 Miller Blvd NW

- HALF-DUPLEX
- 1214 SQ FT UPSTAIRS & UNFINISHED BASEMENT
- 3 BEDS
- PRIMARY BEDROOM FITS KING-SIZED BEDROOM SUITE AND HAS HIS AND HERS CLOSETS.
- 1 & ½ BATHS UPDATED (2025)
- BRIGHT, OPEN FLOOR PLAN
- NEWER LAMINATE THROUGHOUT MAIN LEVEL
- BRAND NEW GRANITE COUNTER-TOPS (2025)
- NEW/REWRAPPED CABINET DOORS (2022)
- STAINLESS STEEL APPLIANCES (2022)
- NEW PAINT & LIGHTING THROUGHOUT. ALL NEW WINDOW COVERINGS INCLUDED.
- LARGE VINYL WINDOWS
- NEW HOT WATER TANK
- NEW ROOF, 5 YEARS OLD
- 450 SQ FT UNFINISHED BASEMENT HAS LAUNDRY AREA, & SUMP PUMP
- PATIO DOOR TO YOUR PRIVATE DECK AND FULLY FENCED YARD.
- WALKING DISTANCE TO MANNING TOWNE CENTRE, CLAREVIEW LRT, & CLAREVIEW REC CENTRE, HOSPITAL/NORTHEAST COMMUNITY HEALTH CENTRE



Full Baths	1
Half Baths	1
Square Footage	1,217
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	67 14603 Miller Boulevard
Area	Edmonton
Subdivision	Miller
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3B6

### Amenities

Amenities	Deck, Parking-Visitor, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 10th, 2025  
Days on Market        11  
Zoning                    Zone 02  
Condo Fee                \$179



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