

**\$325,000 - 43 14428 Miller Boulevard, Edmonton**

MLS® #E4462045

**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,107 sqft  
Condo / Townhouse on 0.00 Acres

Miller, Edmonton, AB

This bright and beautifully maintained half-duplex bungalow with attached double garage is situated in the sought after 55+ adults-only community, Miller Garden Estates. The open concept main floor features all that you need, including a large kitchen with pantry and ample counter space, a dining area, spacious living room, main floor laundry, along with 2 bedrooms and 2 full baths. The rear deck with built-in BBQ line makes entertaining a breeze. Relax in your primary bedroom with bay window, ensuite, and large walk-in closet. The unfinished basement offers a brand new hot water tank and large flex space for storage or large family gatherings. Easy access to the Anthony Henday, public transit, Clareview Recreation Centre, walking paths, and many shops and restaurants. You'll be close to all the action! Pet policy: up to 2 animals under 15" at the shoulder. Current condo fees only \$395/mo.

Built in 1999

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4462045  |
| Price      | \$325,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,107             |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 43 14428 Miller Boulevard |
| Area        | Edmonton                  |
| Subdivision | Miller                    |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5Y 2Y6                   |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                               |
| Parking        | Double Garage Attached                                                          |

### Interior

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

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior          | Wood, Stucco                                   |
| Exterior Features | Fenced, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                               |
| Construction      | Wood, Stucco                                   |
| Foundation        | Concrete Perimeter                             |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | St.Dominic, York, McLeod  |
| Middle     | JJ Bowlen, Steele Heights |
| High       | M.E LaZerte               |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 38                 |
| Zoning         | Zone 02            |
| Condo Fee      | \$395              |

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Listing information last updated on November 20th, 2025 at 11:17pm MST