

## **\$375,000 - 14524 21 Street, Edmonton**

MLS® #E4458291

**\$375,000**

3 Bedroom, 2.50 Bathroom, 936 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

This charming starter home is ready for its next chapter! The solid bones and functional layout make it an exciting opportunity for first-time buyers, investors, or anyone looking to add their personal touch. The main floor features a bright, sunny living room perfect for cozy evenings, a kitchen with eat in dining area, plus 2 spacious bedrooms, including a primary with 2-piece ensuite, and finally a full 4-piece main bathroom. Downstairs, the finished basement expands your living space with a large rec room, den/home office/workout space, 3rd bedroom, a 3-piece bathroom, and plenty of storage with a generous storage room. Outside, you'll appreciate the lot size and potential to create a backyard oasis. With a little vision and creativity, this property can truly shine. Located in a family-friendly neighborhood close to schools, parks, and amenities, this is a fantastic chance to own a home you can grow into.

Built in 1980

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4458291  |
| Price      | \$375,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 936                    |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14524 21 Street |
| Area        | Edmonton        |
| Subdivision | Fraser          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1T8         |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | On Street Parking, No Animal Home   |
| Parking   | No Garage, Parking Pad Cement/Paved |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |
| Stories           | 2                                                                                                                                 |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Finished                                                                                                                    |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                    |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                             |

### Additional Information

Date Listed September 18th, 2025

Days on Market 15

Zoning Zone 35

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Listing information last updated on October 3rd, 2025 at 10:18am MDT