

## \$279,900 - 5 14603 Miller Boulevard, Edmonton

MLS® #E4445114

**\$279,900**

3 Bedroom, 1.50 Bathroom, 1,228 sqft

Condo / Townhouse on 0.00 Acres

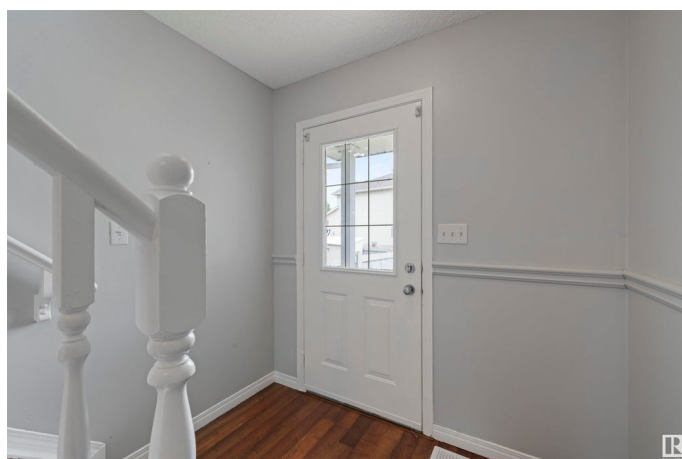
Miller, Edmonton, AB

Welcome to Summerhill Park in the vibrant Community of Miller! This charming 3-bedroom, 1.5-bath half duplex condo is perfect for first-time home buyers or investors. With LOW condo fees, this home offers great value. Enjoy an open-concept layout on the main floor that seamlessly connects the kitchen, dining, and living areas—ideal for entertaining or family time. The property includes a single attached garage, a fenced backyard, and a deck for outdoor enjoyment. The undeveloped basement offers potential to create additional living space. Conveniently located near schools, the Anthony Henday, and Manning Town Centre—with Cineplex, Cabela's™s, Winners, and numerous restaurants. Plus, it's™s within walking distance to the Clareview LRT Station and Clareview Recreation Centre. A fantastic opportunity in a well-connected neighbourhood!

Built in 2002

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445114  |
| Price      | \$279,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,228             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 5 14603 Miller Boulevard |
| Area        | Edmonton                 |
| Subdivision | Miller                   |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5Y 3B6                  |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | McLeod School         |
| Middle     | Steele Heights School |
| High       | M.E. LaZerte          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 02         |
| Condo Fee      | \$179           |

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Listing information last updated on July 1st, 2025 at 8:32pm MDT