

## \$449,900 - 14240 23 Street, Edmonton

MLS® #E4441130

**\$449,900**

5 Bedroom, 2.00 Bathroom, 936 sqft

Single Family on 0.00 Acres

Bannerman, Edmonton, AB

Step inside this beautifully renovated bi-level in Bannerman—the perfect family haven just steps from Bannerman School, parks, and scenic walking trails. You™ll love how the bright main floor flows from the spacious living room into the formal dining area and refaced kitchen, ideal for both everyday living and entertaining. Three generous bedrooms and a full bath complete the upper level. Downstairs, discover a large family room with a cozy den—perfect for movie nights—plus two additional bedrooms, a versatile workspace, laundry, and a second full bath. Outside, enjoy summer barbecues on your newer deck overlooking a fully fenced backyard framed by mature trees. Parking is a breeze with a double detached garage featuring all-new siding, a new garage door, and ample driveway space. Key upgrades include newer floors, fresh paint, new appliances, a newer furnace, new roof, and new siding on both the house and garage—so all you have to do is move in and start making memories.

Built in 1978

### Essential Information

MLS® # E4441130

Price \$449,900

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	936
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	14240 23 Street
Area	Edmonton
Subdivision	Bannerman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1E8

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### Additional Information

Date Listed June 7th, 2025

Days on Market 27

Zoning Zone 35

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