

## \$314,900 - 14620 19 Street, Edmonton

MLS® #E4432856

**\$314,900**

3 Bedroom, 1.00 Bathroom, 915 sqft

Single Family on 0.00 Acres

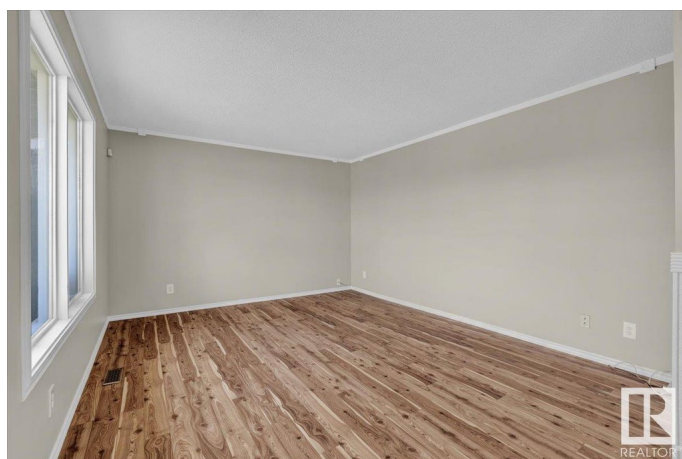
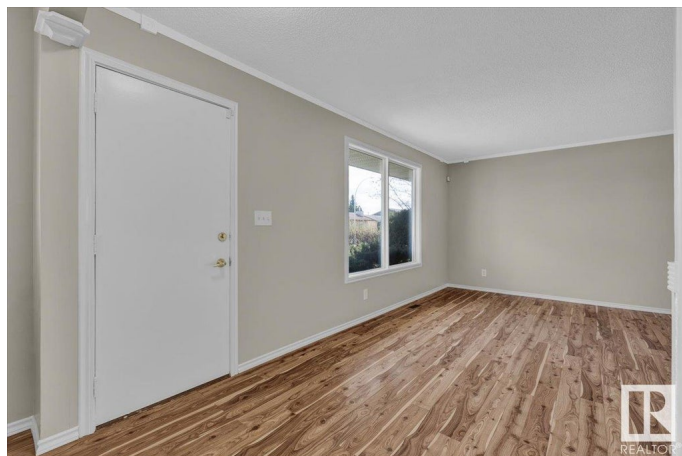
Fraser, Edmonton, AB

Discover this charming 915 sq. ft. bungalow, a perfect canvas for your real estate dreams - whether you're a savvy investor or a first-time homebuyer! Nestled in the quiet neighbourhood of Fraser, walking distance to the elementary school and close to walking trails. The main floor is freshly painted with new carpet and offers three bedrooms and one full bath. There is also a side entrance. The shingles were replaced in 2019, it has an upgraded 100-amp electrical system, and no poly-b here! The expansive backyard includes a fire pit and a large newer shed. Come, check it out, and see how you can make it your own.

Built in 1980

### Essential Information

MLS® #	E4432856
Price	\$314,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	915
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status	Active
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### Community Information

Address	14620 19 Street
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1S7

### Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, No Animal Home
Parking	No Garage, Parking Pad Cement/Paved

### Interior

Appliances	Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Fraser School
Middle	John D. Bracco
High	Eastglen

### Additional Information

Date Listed	April 25th, 2025
Days on Market	1
Zoning	Zone 35

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Listing information last updated on April 26th, 2025 at 8:47am MDT