

## \$176,500 - 122 14259 50 Street, Edmonton

MLS® #E4443465

**\$176,500**

2 Bedroom, 2.00 Bathroom, 882 sqft

Condo / Townhouse on 0.00 Acres

Miller, Edmonton, AB

GROUND-LEVEL unit in the adult community (55+) complex of Central Park Estates!! This condo features an open floor plan, hardwood flooring, lovely kitchen with wrap-around cabinetry, island seating, and separate dinette, spacious living room with a garden door leading out to the covered balcony, 2 large bedrooms including a walk-through closet & 3pc ensuite off the owner's retreat, a 4pc guest bath, in-suite laundry/storage room, and TWO titled parking stalls (one above-ground & one below). The building itself includes a stadium-seating theatre room, rec room with games, puzzles, pool table & shuffleboard, exercise room, large social room with fully equipped kitchen & outdoor patio, & an underground car wash bay to name a few. Ideally situated next to health centres, shopping, & public transit, the location here can't be beat – you'll love the freedom of the low-maintenance & comfortable lifestyle that awaits you here!

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4443465  |
| Price     | \$176,500 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 882                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 122 14259 50 Street |
| Area        | Edmonton            |
| Subdivision | Miller              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5A 5J2             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Car Wash, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Storage-In-Suite, See Remarks, Storage Cage |
| Parking   | Heated, Parkade, Underground, See Remarks   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Water   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Flat Site, Landscaped, Low Maintenance Landscape, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 02         |
| Condo Fee      | \$549           |

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Listing information last updated on July 8th, 2025 at 2:32am MDT