

# \$420,000 - 14015 23 Street, Edmonton

MLS® #E4459452

**\$420,000**

3 Bedroom, 2.50 Bathroom, 1,326 sqft  
Single Family on 0.00 Acres

Bannerman, Edmonton, AB

This spacious home sits on a large pie-shaped lot in a quiet cul-de-sac, just steps from Bannerman School, the community league, and local parks. Well maintained, it features newer shingles, updated windows, and a high-efficiency furnace for peace of mind. The main floor offers plenty of room to spread out, including an eat-in kitchen, formal dining room, sunken living room, 3 bedrooms, and 2 fully remodeled bathrooms—perfect for family living. Downstairs, you’ll find two generous sized family rooms, with the option to add a 4th bedroom and complete a 3rd bathroom and a cold storage room. . Outside, the huge yard is full of potential to create your own private retreat, while the double garage provides ample space for vehicles and toys. This home truly blends convenience, space, and family-friendly living.

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459452  |
| Price          | \$420,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,326     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1979                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14015 23 Street |
| Area        | Edmonton        |
| Subdivision | Bannerman       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1C3         |

### Amenities

|                |                                                                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Detectors Smoke, Exercise Room, Front Porch, Hot Water Natural Gas, Parking-Extra, Parking-Visitor, R.V. Storage, Television Connection, See Remarks |
| Parking Spaces | 4                                                                                                                                                                        |
| Parking        | Double Garage Detached                                                                                                                                                   |

### Interior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                              |
| Fireplaces        | Mantel                                                                                                                                                                           |
| Stories           | 2                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                              |
| Basement          | Full, Partially Finished                                                                                                                                                         |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                              |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                 |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 40                   |
| Zoning         | Zone 35              |

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