

## \$459,999 - 2603 14 Avenue, Edmonton

MLS® #E4433070

**\$459,999**

4 Bedroom, 3.50 Bathroom, 1,411 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this charming 1,971 SqFt of total living space freehold home in the sought-after Laurel community, with no condo fees! Perfectly situated right across from green space, this home offers easy access to parks, schools, shopping centers, and the Anthony Henday for seamless commuting. Step inside to a bright living room that flows into the kitchen and dining area. Upstairs, you'll find three spacious bedrooms, including a primary with an ensuite bathroom, plus a convenient upstairs laundry room. The finished basement features a rec room, full bathroom, and a 4th bedroom—ideal for guests or a home office. Enjoy central A/C, a double detached garage, and beautiful landscaping in this move-in-ready home. Don't miss your chance to own this beautifully maintained home in a prime location—perfect for families, investors, or first-time buyers!

Built in 2019

### Essential Information

MLS® #	E4433070
Price	\$459,999
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,411
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	2603 14 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2J6

### Amenities

Amenities	Air Conditioner
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### Additional Information

Date Listed April 26th, 2025

Days on Market 4

Zoning Zone 30

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