

## \$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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Listing information last updated on April 30th, 2025 at 10:02am MDT