# \$409,999 - 2611 14 Avenue, Edmonton

MLS® #E4444565

#### \$409.999

3 Bedroom, 2.50 Bathroom, 1,484 sqft Single Family on 0.00 Acres

Laurel, Edmonton, AB

Charming and well-maintained 2-storey attached home with no condo fees, perfectly situated across from green space in the desirable community of Laurel. Offering 1,484 sq ft of above-grade living space, this home is ideal for families or first-time buyers with easy access to parks, schools, shopping, and the Anthony Henday for convenient commuting. The main floor features a bright open-concept layout with a spacious living room, dining area, modern kitchen, and a 2-piece bathroom. Upstairs you'II find three generously sized bedrooms, including a primary suite with its own ensuite, a second full bathroom, and a conveniently located laundry room. The partially finished basement provides versatile spaces and ample storage, ready for future development. A double detached garage, vinyl plank flooring, and a backyard deck complete this fantastic offering in a family-friendly neighborhood.

Built in 2019

#### **Essential Information**

MLS® # E4444565 Price \$409,999

Bedrooms 3
Bathrooms 2.50
Full Baths 2







Half Baths 1

Square Footage 1,484 Acres 0.00

Year Built 2019

Type Single Family

Sub-Type Residential Attached

Style 2 Storey
Status Active

# **Community Information**

Address 2611 14 Avenue

Area Edmonton

Subdivision Laurel

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2J2

### **Amenities**

Amenities Ceiling 9 ft., Deck, Detectors Smoke

Parking Spaces 3

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 26th, 2025

Days on Market 127

Zoning Zone 30

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