

# \$449,900 - 3359 14 Avenue, Edmonton

MLS® #E4421130

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,377 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautifully maintained, modern END-UNIT half-duplex in the heart of LAUREL! With over 1,350 sq. ft. of living space, this two-story home features 3 bedrooms, 2.5 bathrooms, a SPACIOUS fenced backyard with a deck, a convenient walkway beside the home, and a single attached garage with driveway parking. The open-concept layout is bathed in natural light from FOUR large windows, while the stylish kitchen boasts sleek stainless steel appliances. From the moment you step inside, the thoughtfully designed floor plan is sure to impress. This smoke-free, pet-free home has been meticulously cared for, featuring high-quality vinyl plank and tile flooring throughout the main level. The expansive unfinished basement offers endless possibilities for customization. Ideally located within walking distance to schools, playgrounds, walking trails, The Meadows Rec Centre, grocery stores, and gas stations, with quick access to major highways like Anthony Henday and Whitemud Drive.

Built in 2014

## Essential Information

MLS® #	E4421130
Price	\$449,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,377
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	3359 14 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0X3

### **Amenities**

Amenities	On Street Parking, Ceiling 9 ft.
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Unknown

Construction	Wood, Vinyl
Foundation	See Remarks

### **School Information**

Elementary	Svend Hansen School
Middle	Svend Hansen School
High	Dr. Francis Whiskeyjack

### **Additional Information**

Date Listed	February 11th, 2025
Days on Market	29
Zoning	Zone 30

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