

Courtesy Of Karanbir Dhillon Of Nationwide Realty Corp

\$449,000 - 3035 14 Avenue, Edmonton

MLS® #E4424944

\$449,000

3 Bedroom, 2.50 Bathroom, 1,401 sqft
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Beautiful family residence in the lively, expanding, family-friendly neighborhood of Laurel! Positioned mere steps from Laurel Park, basketball courts, an extensive trail system, and only a short walk or drive to Svend Hansen School! This detached family home boasts 3 bedrooms and 2.5 bathrooms, along with various upgrades and sought-after features that you'll want to experience firsthand. Open layout featuring a laundry room on the main floor, large kitchen island, granite surfaces, stainless steel appliances, hardwood flooring, enhanced lighting, central air, walk-in closets in every bedroom, and a beautiful backyard deck with a covered pergola & Gazebo to enjoy your time. With a spacious nearly 1400 Sq Ft, you additionally have an unfinished basement that offers room for an extra bedroom, bathroom, living area, and storage space. , or you can opt to leave additional space for parking extra vehicles! A home that is move-in ready and truly a must-see in person, with great potential for the future as well.

Built in 2015

Essential Information

MLS® #	E4424944
Price	\$449,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,401
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3035 14 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0Z2

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed March 7th, 2025

Days on Market 6

Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 13th, 2025 at 8:02am MDT