

\$445,000 - 2611 14 Avenue, Edmonton

MLS® #E4436266

\$445,000

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'll 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® #	E4436266
Price	\$445,000
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	Deck
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed May 13th, 2025

Days on Market 3

Zoning Zone 30

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