

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      7

Zoning                 Zone 30

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Listing information last updated on March 14th, 2025 at 7:02am MDT