

## \$369,900 - 6 2803 14 Avenue, Edmonton

MLS® #E4429881

**\$369,900**

3 Bedroom, 2.50 Bathroom, 1,625 sqft  
Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stylish and move-in ready townhouse nestled in the vibrant community of Laurel. Featuring 3 spacious bedrooms, 2.5 bathrooms, this home offers flexibility with a lower-level flex space—ideal for a home office, gym, or storage. You™ll love the modern upgrades throughout, including quartz countertops, a large kitchen island, plenty of pot lights, tile and vinyl flooring, an electric fireplace, and soaring 9 ft ceilings. The double attached garage adds everyday ease and extra storage. Step outside to enjoy the beautiful large green space right behind the home—perfect for a peaceful view, outdoor relaxation, or play. Conveniently located just steps from walking trails, with schools, parks, playgrounds, the Rec Centre, and public transit all close by. Easy access to Anthony Henday Drive makes commuting a breeze. With laundry located upstairs for convenience and plenty of storage throughout, this home is ready to welcome its next chapter. A perfect blend of function and style—come take a look!

Built in 2018

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4429881  |
| Price  | \$369,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,625             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6 2803 14 Avenue |
| Area        | Edmonton         |
| Subdivision | Laurel           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6T 1A8          |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 9 ft., Exercise Room, Front Porch, See Remarks |
| Parking Spaces | 2                                                                                             |
| Parking        | Double Garage Attached                                                                        |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 3                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, |

|              |                    |
|--------------|--------------------|
|              | See Remarks        |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 30         |
| Condo Fee      | \$230           |

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Listing information last updated on May 2nd, 2025 at 11:33am MDT