

## \$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 1

Zoning Zone 30

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