

## \$409,999 - 2611 14 Avenue, Edmonton

MLS® #E4444565

**\$409,999**

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® #     | E4444565  |
| Price      | \$409,999 |
| 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      | Ceiling 9 ft., Deck, Detectors Smoke |
| Parking Spaces | 3                                    |
| Parking        | Double Garage Detached               |

### Interior

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

**Additional Information**

Date Listed                June 26th, 2025  
Days on Market        97  
Zoning                    Zone 30

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