

\$399,000 - 3107 14 Avenue, Edmonton

MLS® #E4445018

\$399,000

1 Bedroom, 2.50 Bathroom, 1,291 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

This beautifully maintained 3 bedroom 2 bath home is nestled in the heart of Laurel Crossing a Family Friendly Community known for it's convenience and charm. Step inside to an inviting open concept layout, perfect for both everyday living and entertaining. The modern kitchen features sleek stainless steel appliances, granite countertops and ample cabinetry. Ideal for home cooks, the spacious living and dining areas are flooded with natural lights creating a warm and welcoming atmosphere. The unfinished bsasement offers endless potential; Create a home gym, rec room, or additional living space to suit your needs. Enjoy Close proximity to playground, schools, parks, shopping centers and public transit, making everyday errands and commutes a breeze. This is a perfect starter home or investment opportunity in one of south east Edmonton's most sought after neighbourhoods.



Built in 2015

Essential Information

| | |
|------------|-----------|
| MLS® # | E4445018 |
| Price | \$399,000 |
| Bedrooms | 1 |
| Bathrooms | 2.50 |
| Full Baths | 2 |

| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 1,291 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 3107 14 Avenue |
| Area | Edmonton |
| Subdivision | Laurel |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 0Z2 |

Amenities

| | |
|-----------|-----------------------|
| Amenities | Deck, Detectors Smoke |
| Parking | 2 Outdoor Stalls |

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, Unfinished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Playground Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | June 29th, 2025 |
|-------------|-----------------|

Days on Market 2

Zoning Zone 30

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