

## \$349,900 - 20 2803 14 Avenue, Edmonton

MLS® #E4445187

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,438 sqft

Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

**Investor & First-Time Home Buyer Alert!**

Welcome to this beautifully presented 3-story custom townhome in Laurel, featuring 3 bedrooms and 2.5 bathrooms. The open-concept kitchen boasts quartz countertops, stainless steel appliances, and ample cabinetry, seamlessly flowing into a spacious living area with a cozy gas fireplace and a powder room on the main floor.

Upstairs, the master bedroom enjoys a 3-piece ensuite, while two generously sized bedrooms share a common bathroom, and laundry facilities are conveniently located. Strategically situated near bus stops, schools, playgrounds, and shopping centres, this property offers an unbeatable living experience. Don't miss this opportunity!

Built in 2018

### Essential Information

MLS® #	E4445187
Price	\$349,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,438
Acres	0.00



Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	20 2803 14 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2K4

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 1st, 2025
Days on Market	2
Zoning	Zone 30

Condo Fee                    \$230

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