

# \$900,000 - 14403 83 Avenue, Edmonton

MLS® #E4464033

**\$900,000**

2 Bedroom, 2.50 Bathroom, 1,651 sqft  
Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

Beautiful, private location in Laurier right across from the park. This bungalow is 1,650 sq.ft. Primary bedroom with big walk-in closet and spa inspired ensuite. Entertain in the huge kitchen with a chef's gas stove/oven and pantry. Dining room area with bright windows that look out onto the park. Sunken living room with vaulted ceiling. Basement is fully developed with another bedroom, 4-piece bathroom and large rec room. Great house or great lot!

Built in 1958

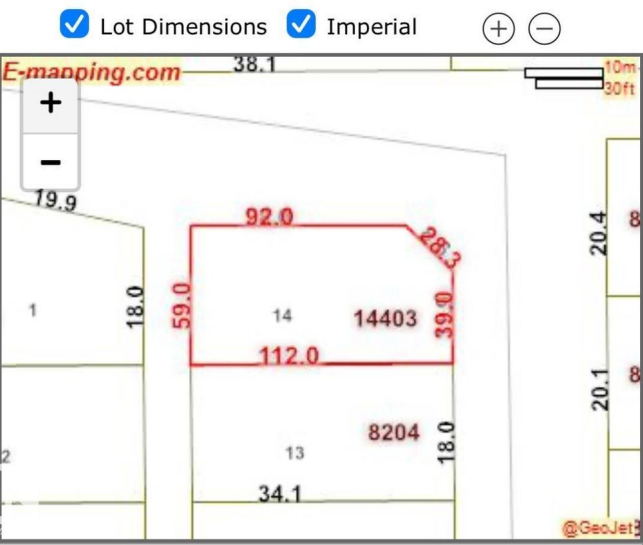
## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4464033               |
| Price          | \$900,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,651                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Parcel Map

Property Address: 14403 83 AV NW, EDMONTON  
T5R3T1



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14403 83 Avenue |
| Area        | Edmonton        |
| Subdivision | Laurier Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 3T7         |

## Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Attached       |

## Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                               |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                      |
| Fireplace         | Yes                                                                                            |
| Fireplaces        | Corner, See Remarks                                                                            |
| Stories           | 2                                                                                              |
| Has Basement      | Yes                                                                                            |
| Basement          | See Remarks, Finished                                                                          |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood                                                                         |
| Exterior Features | Landscaped, Paved Lane, Picnic Area, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                             |
| Construction      | Wood                                                                         |
| Foundation        | Concrete Perimeter, Slab                                                     |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 10            |

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