

## \$429,000 - 3035 14 Avenue, Edmonton

MLS® #E4428789

**\$429,000**

3 Bedroom, 2.50 Bathroom, 1,364 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Beautiful family residence in the lively, expanding, family-friendly neighborhood of Laurel! Positioned mere steps from Laurel Park, basketball courts, an extensive trail system, and only a short walk or drive to Svend Hansen School! This detached family home boasts 3 bedrooms and 2.5 bathrooms, along with various upgrades and sought-after features that you'll want to experience firsthand. Open layout featuring a laundry room on the main floor, large kitchen island, granite surfaces, stainless steel appliances, hardwood flooring, enhanced lighting, central air, walk-in closets in every bedroom, and a beautiful backyard deck with a covered pergola & Gazebo to enjoy your time. With a spacious nearly 1400 Sq Ft, you additionally have an unfinished basement that offers room for an extra bedroom, bathroom, living area, and storage space. , or you can opt to leave additional space for parking extra vehicles! A home that is move-in ready and truly a must-see in person, with great potential for the future as well.

Built in 2015

### Essential Information

MLS® # E4428789

Price \$429,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,364                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3035 14 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0Z2        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Parking Pad Cement/Paved                                    |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 3rd, 2025

Days on Market                17

Zoning                            Zone 30

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Listing information last updated on April 20th, 2025 at 1:17am MDT