\$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

1,291 Square Footage

Acres 0.00 Year Built

Type Single Family

Sub-Type **Detached Single Family**

2015

Style 2 Storey Active Status

Community Information

3107 14 Avenue Address

Area Edmonton

Subdivision Laurel

City Edmonton County **ALBERTA**

Province AB

T6T 0Z2 Postal Code

Amenities

Amenities Deck, Detectors Smoke

Parking 2 Outdoor Stalls

Interior

Interior Features ensuite bathroom

Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer Appliances

Forced Air-1, Natural Gas Heating

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl

Playground Nearby Exterior Features

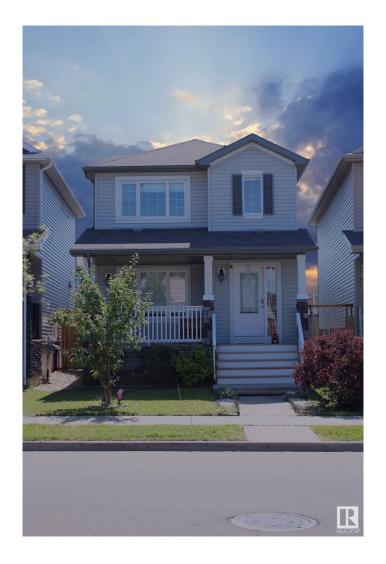
Roof **Asphalt Shingles**

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 29th, 2025



Days on Market Zone 30 Zoning DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

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