# \$399,000 - 3107 14 Avenue, Edmonton

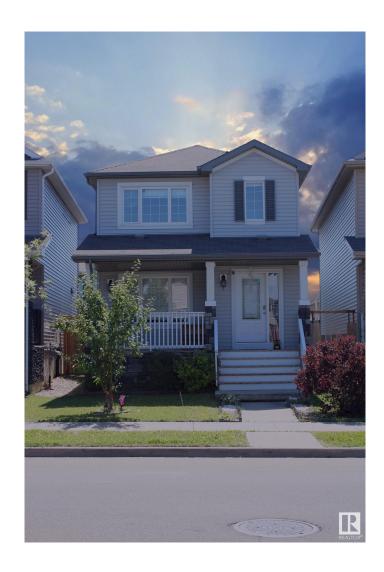
MLS® #E4445018

## \$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 4

Zoning Zone 30

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 provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 3rd, 2025 at 7:47pm MDT