

## \$898,000 - 2412 14 Avenue, Edmonton

MLS® #E4464156

**\$898,000**

6 Bedroom, 4.00 Bathroom, 2,350 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautifully upgraded 3-car garage, 6-bedroom, 4-bath home in the highly demanded community of Laurel! Perfectly located just steps away from a K-9 school, high school, recreation centre, shopping, walking trails, and minutes from Anthony Henday Highway and all major amenities. This stunning property showcases premium finishes throughout, featuring elegant tile flooring on the main level and luxury vinyl plank upstairs. Designed for comfort and functionality, the home includes central A/C and a water softener system for added convenience. The fully finished legal 2-bedroom basement suite is already rented—an excellent opportunity for steady rental income or a mortgage helper! Enjoy the benefits of a prime location in a family-friendly neighbourhood with parks, schools, and trails nearby. Whether you're an investor or searching for the perfect family home, this property offers the best of modern living in one of Laurel's most desirable family areas. Don't miss out on this rare find!

Built in 2020

### Essential Information

MLS® # E4464156

Price \$898,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,350                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2412 14 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2J8        |

### Amenities

|           |                                                                |
|-----------|----------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Vacuum System-Roughed-In |
| Parking   | Triple Garage Attached                                         |

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Oven-Built-In, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                              |
| Has Suite         | Yes                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                 |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                 |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, Ski Hill Nearby |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingles         |
| Construction | Wood, Vinyl              |
| Foundation   | Concrete Perimeter, Slab |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 30            |

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Listing information last updated on November 1st, 2025 at 7:47am MDT