

## \$370,000 - 25 2803 14 Avenue, Edmonton

MLS® #E4432976

**\$370,000**

3 Bedroom, 2.50 Bathroom, 1,425 sqft  
Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

Location Location Location !! Immaculate townhouse unit with a lots of sunlight in Laurel offers 3 bedrooms upstairs including a master bedroom with an en-suite, Featured wall, well spaced closet, soft colour scheme soothing to your eyes and lush carpet flooring throughout. Two more rooms fairly good size and carrying the same theme of colours and right outside there is 2nd full washroom. Skylight ceiling has glass which is amazing in summer time to enjoy the sunshine. Living area welcomes you with big bay window with load of sunshine, 9 feet ceiling, Shiny tiles with LVP flooring is just spotless . Next to Living area you will find beautiful kitchen carrying quartz all over, cabinets all the way to Ceiling, stainless steel appliances all in there with glass pantry with wooden shelves. Close to K9 School , public transportation ,parks ,ANTHONY HENDAY DR and Major grocery stores.. Don't miss it !!

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4432976  |
| Price      | \$370,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,425             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 25 2803 14 Avenue |
| Area        | Edmonton          |
| Subdivision | Laurel            |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 2K4           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Fireplace         | Yes                                                                                  |
| Fireplaces        | Mantel                                                                               |
| Stories           | 3                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Stone, Vinyl                                                                 |
| Exterior Features | Commercial, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Asphalt, Stone, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                                          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 30          |
| Condo Fee      | \$230            |

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Listing information last updated on May 1st, 2025 at 5:47am MDT