

## \$349,900 - 25 2803 14 Avenue, Edmonton

MLS® #E4441831

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,434 sqft

Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

**\*\*LAUREL LAUREL LAUREL\*\*FIRST TIME HOME BUYERS ALERT\*\*** Step inside to discover an inviting open-concept layout filled with natural light, perfect for modern living. The main floor features a beautifully designed kitchen with quartz countertops, stainless steel appliances, a functional pantry, and ample cabinetry. The spacious living area includes a cozy gas fireplace, ideal for relaxing evenings, and a stylish half bath completes the main level. Upstairs, youâ€™ll find three generously sized bedrooms and two full bathrooms, including a private ensuite. The convenience of upstairs laundry adds to the homeâ€™s practical appeal. Additional highlights include all window coverings, a finished double car garage, and a location that can't be beatâ€”close to public transportation, schools, shopping, playgrounds, and other everyday amenities. Experience the perfect blend of comfort, convenience, and modern design.

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441831  |
| Price      | \$349,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,434             |
| 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 | Carbon Monoxide Detectors, Detectors Smoke |
| 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        | None   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 10th, 2025  
Days on Market                7  
Zoning                              Zone 30  
Condo Fee                        \$230

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