

## \$464,900 - 3131 14 Avenue, Edmonton

MLS® #E4464981

**\$464,900**

4 Bedroom, 3.50 Bathroom, 1,387 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

First-time homebuyer or investor alert! Discover this stunning two-story sanctuary in Laurel! This 1,381 SQFT gem boasts TOTAL 4 BEDS, 3.5 BATHS, and a perfect blend of style and functionality. Main floor you'll be greeted by the bright and open concept living area, allowing natural light to flow effortlessly, dining, and kitchen space, complete with powder room. Laundry is conveniently located on main floor. Upstairs you will have spacious master bedroom with 3 PC en-suite, plus 2 generous BEDROOMS and a shared 3 PC BATH. Basement is Fully finished with a SECOND KITCHEN, 1 BEDROOM, 1 BATH & COZY LIVING AREA. AIR CONDITIONING is included. This home is in close proximity to Bus stop, Park, Schools, Shopping and various amenities.

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464981  |
| Price          | \$464,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,387     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2015                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3131 14 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0Z2        |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### Interior

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

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Vinyl                            |
| Exterior Features | Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Vinyl                            |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 30            |

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Listing information last updated on November 7th, 2025 at 11:48am MST