

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

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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
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Days on Market 3

Zoning Zone 30

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