

## \$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

Beautiful 6-bedroom, 4-bath home offering over 3,200+ sq ft of modern living space in the desirable community of Laurel. This contemporary home blends luxury with functionality, featuring bright living and family areas with 18-ft ceilings, a modern electric fireplace, and abundant natural light. The main floor includes a bedroom and full bath. The sleek kitchen offers quartz countertops, a modern backsplash, breakfast nook, and a convenient spice kitchen. Upstairs features a bonus room, three spacious bedrooms, a shared two-door bathroom, and a laundry room. The fully finished legal 2-bedroom basement suite provides additional living space or rental potential. Designed for comfort, the home includes central A/C, a water softener, elegant tile flooring on the main level, and luxury vinyl plank upstairs and in the basement. The fully fenced backyard completes this impressive property.

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      6  
Zoning                Zone 30

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