

## \$849,000 - 2004 14 Avenue, Edmonton

MLS® #E4418008

**\$849,000**

4 Bedroom, 4.00 Bathroom, 2,603 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

**\*Under Construction\*** Welcome to Laurel, one of Edmonton's most sought-after family neighborhoods. This executive 4-bedroom, 4-bathroom, home blends luxury and functionality with its open-to-below design, custom kitchen & second kitchen with upgraded cabinetry, and spacious living and family rooms. The main floor includes a versatile den and a full bathroom for added convenience. Upstairs, enjoy three bedrooms with en-suites, a bonus room, and a full-size laundry. The primary suite features a spa-like ensuite, dual sinks, and a walk-in closet. Situated on a large pie-shaped lot, this home offers plenty of outdoor space for relaxation and recreation. Option to upgrade or make changes to the plan, colors and aesthetics. There is an option to build a triple garage house on this lot. Located on a quiet street, this home is walking distance to schools and offers easy access to Anthony Henday Drive, combining comfort, elegance, and prime location.

Built in 2025

### Essential Information

MLS® # E4418008

Price \$849,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,603                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2004 14 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2R7        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Hot Water Natural Gas, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Remote Control            |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

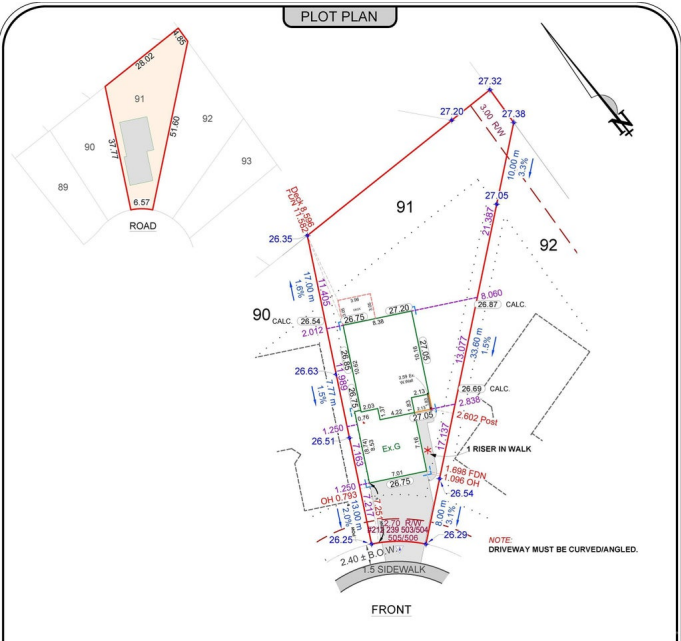
### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Flat Site, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      January 14th, 2025  
Days on Market                96  
Zoning                              Zone 30



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