

## \$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                6  
Zoning                              Zone 30  
Condo Fee                        \$230

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