

\$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	8
Zoning	Zone 30

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