

## \$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

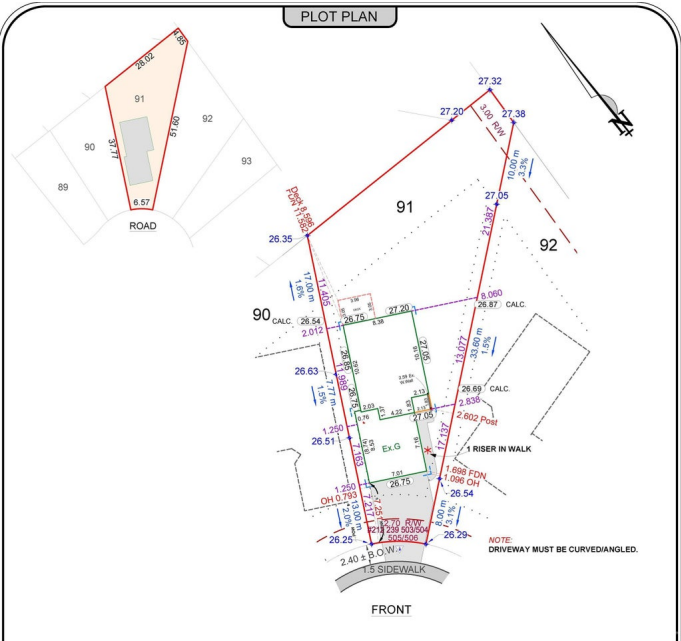
Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      January 14th, 2025

Days on Market                95

Zoning                              Zone 30



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 11:02am MDT