

## \$345,000 - 8 2803 14 Avenue, Edmonton

MLS® #E4431998

**\$345,000**

3 Bedroom, 2.50 Bathroom, 1,425 sqft

Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

This townhouse resemble a show home built in 2021 facing GREEN SPACE with an affordable low condo fees. It comes with all window coverings, stainless steel appliances, a greet location in Laurel close to public transportation, shopping, play ground and Schools. The property layout is an open concept and hosts a delightful functional kitchen with plenty of natural light and quartz counter tops. The main floor has a stunning half bath, a pantry and open space for the living area with a gas fireplace. The upstairs has 3 bedrooms, and 2 full bathrooms, upstairs laundry. Finished double car garage. Come and see this beautiful townhome in Laurel.

Built in 2021

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431998  |
| Price          | \$345,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,425     |
| Acres          | 0.00      |
| Year Built     | 2021      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8 2803 14 Avenue |
| Area        | Edmonton         |
| Subdivision | Laurel           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6T 2K4          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 2   |
| 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  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Landscaped, Low Maintenance Landscape, No Back Lane, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 76               |

|           |         |
|-----------|---------|
| Zoning    | Zone 30 |
| Condo Fee | \$230   |

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Listing information last updated on July 6th, 2025 at 4:32am MDT