

## \$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

**PLOT PLAN**

LOT 91 (highlighted in orange)

LOT 90, 92, 93, 89

ROAD

1.5 SIDEWALK

RISER IN WALK

NOTE: DRIVEWAY MUST BE CURVED/ANGLED.

Dimensions and bearings are provided for all lot boundaries and easements. For example, Lot 91 has a road boundary with a bearing of  $141.71^\circ$  and a distance of  $51.60$  m, and a sidewalk boundary with a bearing of  $26.02^\circ$  and a distance of  $20.02$  m.

Zoning                      Zone 30

Listing information last updated on April 30th, 2025 at 3:32pm MDT