

## \$993,000 - 14412 80 Avenue, Edmonton

MLS® #E4458306

**\$993,000**

5 Bedroom, 3.00 Bathroom, 1,687 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

LIKE NEW home built by CAMBIUM Builders on a full lot, blending in seamlessly with other homes in popular Laurier Heights. The new thoughtful design and clean, functional layout is refreshing. The cabinetry, kitchen, and other built-ins are beautifully integrated and consistent throughout every level of the home, from basement all the way to the top floor loft. High-quality materials for the flooring, walls and doors, paired with meticulous craftsmanship in EVERY detail. Main floor includes primary bedroom + ensuite, 2nd bedroom or den, full bathroom, gorgeous island kitchen, large eating area with sliding door to a huge deck. Bright LR with a wrap around window, white oak hardwood flooring, wood burning fireplace, 8.5 ft ceilings, and is open to the DR and kitchen. Upper loft is a perfect flex room. Super bright basement, with RR and essentially 3 bedrooms + full bathroom. Triple pane windows, 26'x20' garage, parking out front, maintenance free exterior, list goes on. Like new home!!!

Built in 1958

### Essential Information

MLS® # E4458306

Price \$993,000

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,687
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	14412 80 Avenue
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 3K3

### Amenities

Amenities	Closet Organizers, Deck, Exterior Walls- 2"x6", Front Porch, No Animal Home, Natural Gas BBQ Hookup
Parking	Double Garage Detached, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Hardie Board Siding
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 18th, 2025
Zoning	Zone 10

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