

Courtesy Of Yad Dhillon Of Nationwide Realty Corp

# \$549,900 - 2134 14a Avenue, Edmonton

MLS® #E4454301

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,771 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

**\*\*SOUTH EDMONTON\*\*LAUREL COMMUNITY\*\*PRIME LOCATION\*\*ALL MAJOR STORES NEAR\*\***The open main level creates an inviting atmosphere where the kitchen, dining, and living areas flow seamlessly, offering the perfect balance of space for daily living and entertaining. A bright foyer and a convenient mudroom add practicality while a thoughtfully placed guest bath completes this level with ease. Upstairs, the private retreat begins with a spacious primary suite featuring its own ensuite and walk-in closet designed for both comfort and storage. Two additional bedrooms provide cozy spaces for family or guests, while a modern full bath and a dedicated laundry room add everyday convenience. A versatile family room brings everyone together, whether for quiet evenings or lively gatherings. Perfectly suited for families, professionals, or anyone looking for a stylish yet practical place to call home, this property captures the essence of modern living in a desirable neighborhood.

Built in 2022

## Essential Information

MLS® #	E4454301
Price	\$549,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,771
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2134 14a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2R4

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            August 22nd, 2025

Days on Market      7

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 August 29th, 2025 at 11:02am MDT