

\$898,000 - 2412 14 Avenue, Edmonton

MLS® #E4464156

\$898,000

6 Bedroom, 4.00 Bathroom, 2,350 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautifully upgraded 3-car garage, 6-bedroom, 4-bath home in the highly demanded community of Laurel! Perfectly located just steps away from a K 9 school, high school, recreation centre, shopping, walking trails, and minutes from Anthony Henday Highway and all major amenities. This stunning property showcases premium finishes throughout, featuring elegant tile flooring on the main level and luxury vinyl plank upstairs. Designed for comfort and functionality, the home includes central A/C and a water softener system for added convenience. The fully finished legal 2-bedroom basement suite is already rented an excellent opportunity for steady rental income or a mortgage helper! Enjoy the benefits of a prime location in a family-friendly neighbourhood with parks, schools, and trails nearby. Whether you’re an investor or searching for the perfect family home, this property offers the best of modern living in one of Laurel’s most desirable family areas. Don’t miss out on this rare find!

Built in 2020

Essential Information

MLS® # E4464156

Price \$898,000



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,350
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2412 14 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2J8

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Vacuum System-Roughed-In
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Oven-Built-In, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter, Slab

Additional Information

Date Listed	October 31st, 2025
Days on Market	2
Zoning	Zone 30

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Listing information last updated on November 2nd, 2025 at 11:47am MST