

## \$349,900 - 20 2803 14 Avenue, Edmonton

MLS® #E4445187

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,438 sqft

Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

**Investor & First-Time Home Buyer Alert!**

Welcome to this beautifully presented 3-story custom townhome in Laurel, featuring 3 bedrooms and 2.5 bathrooms. The open-concept kitchen boasts quartz

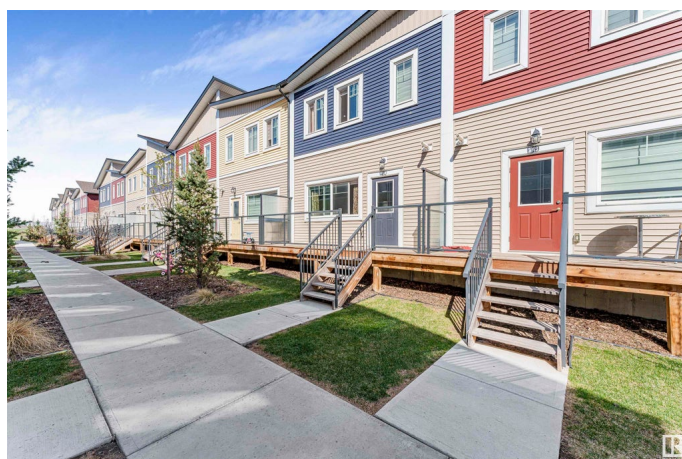
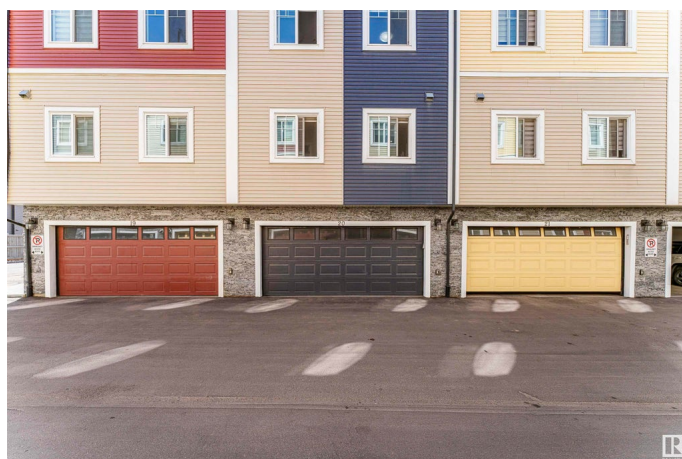
countertops, stainless steel appliances, and ample cabinetry, seamlessly flowing into a spacious living area with a cozy gas fireplace and a powder room on the main floor.

Upstairs, the master bedroom enjoys a 3-piece ensuite, while two generously sized bedrooms share a common bathroom, and laundry facilities are conveniently located. Strategically situated near bus stops, schools, playgrounds, and shopping centres, this property offers an unbeatable living experience. Don't miss this opportunity!

Built in 2018

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445187  |
| Price          | \$349,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,438     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2018              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 3 Storey          |
| Status     | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 20 2803 14 Avenue |
| Area        | Edmonton          |
| Subdivision | Laurel            |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 2K4           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| 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           | 3                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Vinyl                                        |
| Exterior Features | Landscaped, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Vinyl                                        |
| Foundation        | Concrete Perimeter                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 30        |

Condo Fee                \$230

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT