

## \$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                28

Zoning                            Zone 30

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Listing information last updated on September 19th, 2025 at 8:17pm MDT