

# \$359,900 - 2 2803 14 Avenue, Edmonton

MLS® #E4464147

## \$359,900

3 Bedroom, 2.50 Bathroom, 1,414 sqft  
Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

Location! Location! Welcome to this beautiful, modern, facing a peaceful GREEN SPACE and spacious move-in-ready townhouse in highly sought-after Laurel. This home offers 3 bedrooms, 2.5 baths, a finished basement with tile flooring, and a flex space perfect for an office or storage. Enjoy upgrades such as quartz countertops, a large kitchen island, pot lights, electric fireplace, vinyl & tile flooring, 9 ft ceilings, and a double attached garage. The open-concept layout provides comfort and style, while upstairs youâ€™ll find convenient laundry near all bedrooms. The basement adds extra space and ample storage. Located in a fully developed community with nearby amenities including parks, playgrounds, schools, Rec Centre, walking trails, transit, and easy access to Anthony Henday. Bus stop is just steps from your door. Move-in ready and perfect for families or professionalsâ€™ donâ€™t miss out on this stunning home!



Built in 2021

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4464147  |
| Price     | \$359,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,414             |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

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

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., No Smoking Home |
| Parking   | Double Garage Attached         |

### Interior

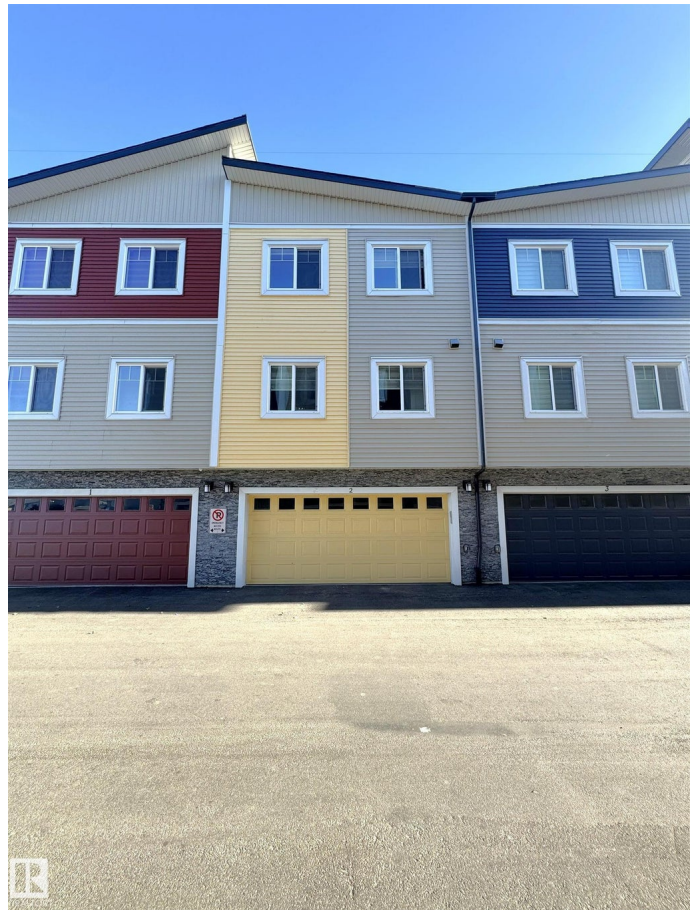
|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 3                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                          |
| Exterior Features | Airport Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 30            |
| Condo Fee      | \$232              |



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Listing information last updated on November 3rd, 2025 at 7:18pm MST