

# \$379,000 - 38 2803 14 Avenue, Edmonton

MLS® #E4422732

**\$379,000**

3 Bedroom, 2.50 Bathroom, 1,312 sqft  
Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

This pristine townhouse in Laurel is filled with natural light, creating a warm and welcoming ambiance. Upstairs, there are three spacious bedrooms, including a master suite with an ensuite bathroom, a generously sized closet, and a calming soft color palette, all complemented by vinyl flooring throughout. The two additional bedrooms are also well-proportioned, maintaining the same serene color scheme, with a second full bathroom conveniently nearby. The skylight ceiling with glass adds a lovely touch to the space. The living area is illuminated by a large bay window, boasting 9-foot ceilings, gleaming tile flooring, and a custom-built entertainment unit. Adjacent to it, the stunning kitchen features quartz countertops, ceiling-height cabinetry, and stainless steel appliances. Conveniently located near public transportation, parks, Anthony Henday Drive, and shopping.

Built in 2018

## Essential Information

MLS® #	E4422732
Price	\$379,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,312
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	38 2803 14 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2K4

### Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Skylight
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	See Remarks
Construction	Wood, Vinyl
Foundation	See Remarks

### School Information

Elementary	Svend Hansen School
Middle	Svend Hansen School
High	Dr. Francis Whiskeyjack

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	18
Zoning	Zone 30
Condo Fee	\$230

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