

Courtesy Of Jatinder Singh Of Initia Real Estate

# \$614,999 - 1323 14 Avenue, Edmonton

MLS® #E4425469

## \$614,999

4 Bedroom, 3.00 Bathroom, 2,055 sqft  
Single Family on 0.00 Acres

Aster, Edmonton, AB

This Beautiful Property is located in the most Desirable "ASTER" community. This Property offers total 4 BEDROOMS & 3 BATHROOMS. Main Floor offers full Bedroom and Bathroom and comes with Open Kitchen Concept which comes with Upgraded Kitchen Cabinets and Appliances. Main Floor offers Beautiful Painted feature wall with fireplace which adds beauty to the living area. Upper level offers 3 BEDROOMS and 2 BATHROOMS with spacious Bonus Area. There is a spacious laundry room on upper level which comes with Washer n Dryer and shelves. Basement Comes with SIDE ENTRANCE and TWO WINDOWS which would be helpful to build a Legal Suite and would helps in the Mortgage. MUST SEE::

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425469  |
| Price          | \$614,999 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,055     |
| Acres          | 0.00      |
| Year Built     | 2024      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 1323 14 Avenue |
| Area        | Edmonton       |
| Subdivision | Aster          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2W1        |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 30          |

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Listing information last updated on April 4th, 2025 at 5:17pm MDT