

## \$345,000 - 8 2803 14 Avenue, Edmonton

MLS® #E4431998

**\$345,000**

3 Bedroom, 2.50 Bathroom, 1,425 sqft

Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

This townhouse resemble a show home built in 2021 facing GREEN SPACE with an affordable low condo fees. It comes with all window coverings, stainless steel appliances, a greet location in Laurel close to public transportation, shopping, play ground and Schools. The property layout is an open concept and hosts a delightful functional kitchen with plenty of natural light and quartz counter tops. The main floor has a stunning half bath, a pantry and open space for the living area with a gas fireplace. The upstairs has 3 bedrooms, and 2 full bathrooms, upstairs laundry. Finished double car garage. Come and see this beautiful townhome in Laurel.

Built in 2021

### Essential Information

MLS® #	E4431998
Price	\$345,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,425
Acres	0.00
Year Built	2021



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	8 2803 14 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2K4

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor
Parking Spaces	2
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	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Low Maintenance Landscape, No Back Lane, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 21st, 2025
Days on Market	79

Zoning	Zone 30
Condo Fee	\$230

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