

## **\$579,000 - 14424 80 Avenue, Edmonton**

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MLS® #E4453012

### **\$579,000**

4 Bedroom, 2.00 Bathroom, 1,232 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

Solid, well-maintained mid-century bungalow in excellent location in the heart of Laurier Heights. Recently fully renovated kitchen with white custom cabinets, quartz counters and stainless steel appliances. Renovated main bath with matching vanity quartz counter and subway tile tub surround. Original hardwood floors and quality tile throughout main floor. 3 good size bedrooms up and 1 down in mostly finished basement. Additional 4 piece bathroom in basement. Large fully fenced yard with patio area and double detached garage with alley access. New roof and electrical panel and newer high-efficiency furnace and hot water tank. Some newer windows. On large 57.5 X 110 foot flat lot. Great opportunity in a coveted location.



Built in 1957

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4453012  |
| Price          | \$579,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,232     |
| Acres          | 0.00      |
| Year Built     | 1957      |

|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14424 80 Avenue |
| Area        | Edmonton        |
| Subdivision | Laurier Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 3K4         |

### Amenities

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | On Street Parking, Hot Water Natural Gas, No Smoking Home, Patio |
| Parking   | Double Garage Detached                                           |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Partially Finished                                         |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood, Stucco                 |
| Exterior Features | Back Lane, Fenced, Flat Site |
| Roof              | Asphalt Shingles             |
| Construction      | Wood, Stucco                 |
| Foundation        | Concrete Perimeter           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 20                |
| Zoning         | Zone 10           |

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