

## \$729,800 - 14608 80 Avenue, Edmonton

MLS® #E4459824

**\$729,800**

3 Bedroom, 2.00 Bathroom, 1,136 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

Welcome to this beautiful maintained bungalow in the highly sought-after community of Laurier Heights. Immaculate throughout, this home boasts numerous upgrades, including gleaming hardwood floors in the living room and dining area, granite countertops, stainless steels appliances and a gas stove . The fully finished basement offers an additional bedroom and a full bath. Enjoy peace and privacy in the large, maturely landscaped backyard, perfect for relaxing and entertaining. A move-in-ready gem in one of Edmonton's most desirable neighborhoods!

Built in 1957

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4459824               |
| Price          | \$729,800              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,136                  |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14608 80 Avenue |
| Area        | Edmonton        |
| Subdivision | Laurier Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 3K6         |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, See Remarks      |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

## Interior

|              |                                                                                                                                             |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Stove-Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                   |
| Stories      | 2                                                                                                                                           |
| Has Basement | Yes                                                                                                                                         |
| Basement     | Full, Finished                                                                                                                              |

## Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                      |
| Exterior Features | Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                 |
| Construction      | Wood, Vinyl                                                                      |
| Foundation        | Concrete Perimeter                                                               |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 27                   |
| Zoning         | Zone 10              |

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