

## \$369,900 - 6 2803 14 Avenue, Edmonton

MLS® #E4429881

**\$369,900**

3 Bedroom, 2.50 Bathroom, 1,625 sqft  
Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stylish and move-in ready townhouse nestled in the vibrant community of Laurel. Featuring 3 spacious bedrooms, 2.5 bathrooms, this home offers flexibility with a lower-level flex space—ideal for a home office, gym, or storage. You’ll love the modern upgrades throughout, including quartz countertops, a large kitchen island, plenty of pot lights, tile and vinyl flooring, an electric fireplace, and soaring 9 ft ceilings. The double attached garage adds everyday ease and extra storage. Step outside to enjoy the beautiful large green space right behind the home—perfect for a peaceful view, outdoor relaxation, or play. Conveniently located just steps from walking trails, with schools, parks, playgrounds, the Rec Centre, and public transit all close by. Easy access to Anthony Henday Drive makes commuting a breeze. With laundry located upstairs for convenience and plenty of storage throughout, this home is ready to welcome its next chapter. A perfect blend of function and style—come take a look!

Built in 2018

### Essential Information

MLS® #	E4429881
Price	\$369,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,625
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	6 2803 14 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1A8

### Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Exercise Room, Front Porch, See Remarks
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-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	Playground Nearby, Public Transportation, Schools, Shopping Nearby,

	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	41
Zoning	Zone 30
Condo Fee	\$230

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