

Courtesy Of Shawntelle Coan Of RE/MAX River City

## \$699,900 - 14711 80 Avenue, Edmonton

MLS® #E4422107

**\$699,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Single Family on 0.00 Acres

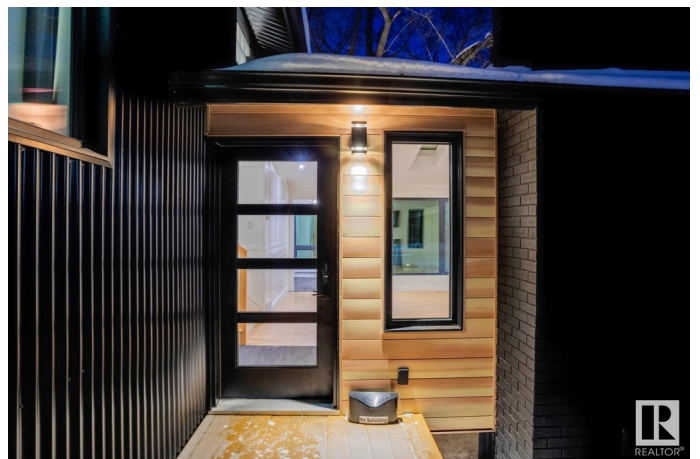
Laurier Heights, Edmonton, AB

Nestled in Luxurious Laurier Heights, this uniquely designed home is perfect for creatives or those working from home. Bathed in natural light, the open layout blends warmth and modern comfort. Recent upgrades include a newer deck, landscape lighting, AC, windows, doors, insulation, siding, gutters and leaf guard. The luminous kitchen featuring quartz countertops and stainless appliances flow into a bright dining area with patio doors leading to a two-tiered deck. A gas fireplace adds charm to the living room, while the large den with built-in shelving creates a perfect workspace. The oversized, heated double garage offers tons of lighting, built-in shelving, and extra storage. The lushly landscaped, south-facing backyard features AB mature trees, perennials, and an irrigation system. Conveniently located off of the Whitemud freeway, just minutes from the Valley Zoo, West Edmonton Mall, downtown and the Laurier dog park. Meticulously maintained and move-in ready, this Laurier Heights gem is a must-see!

Built in 1958

### Essential Information

MLS® #	E4422107
Price	\$699,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### **Community Information**

Address	14711 80 Avenue
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3K7

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Landscaped, Paved Lane, Public Transportation, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **School Information**

Elementary	Laurier Heights School
Middle	Laurier Heights School
High	Ross Sheppard School

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	23
Zoning	Zone 10

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Listing information last updated on March 14th, 2025 at 9:32am MDT