

# \$599,000 - 14503 80 Avenue, Edmonton

MLS® #E4453844

**\$599,000**

4 Bedroom, 2.50 Bathroom, 1,197 sqft  
Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

Welcome to this meticulously maintained, original-owner home in the highly desirable community of Laurier Heights, situated on a massive 594m<sup>2</sup> corner lot. Featuring 4 bedrooms, 2.5 baths, and numerous updates including roof (2021), windows, and furnace (2023). A spacious entry opens to the family-sized living room with bay window, while the kitchen offers ample cabinetry, tile flooring, and flows into the dining room. The king-sized primary suite includes a 2pc ensuite, with two more generous bedrooms and a 3pc bath completing the main level. The fully finished basement offers an entertaining-sized rec room, 4th bedroom, 3pc bath, and plenty of storage. Outside, enjoy the private yard with access to the double garage featuring a new door and opener. All in a fantastic Laurier Heights location—steps from schools, parks, restaurants, shopping, the Valley Zoo, and river valley trails, with quick access to Whitemud Drive. A perfect opportunity to call this gem home!

Built in 1958

## Essential Information

MLS® #	E4453844
Price	\$599,000
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,197
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	14503 80 Avenue
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3K5

### **Amenities**

Amenities	Air Conditioner, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            August 20th, 2025

Days on Market      1

Zoning                 Zone 10

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