

## \$993,000 - 14412 80 Avenue, Edmonton

MLS® #E4458306

**\$993,000**

5 Bedroom, 3.00 Bathroom, 1,687 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

LIKE NEW home built by CAMBIUM Builders on a full lot, blending in seamlessly with other homes in popular Laurier Heights. The new thoughtful design and clean, functional layout is refreshing. The cabinetry, kitchen, and other built-ins are beautifully integrated and consistent throughout every level of the home, from basement all the way to the top floor loft. High-quality materials for the flooring, walls and doors, paired with meticulous craftsmanship in EVERY detail. Main floor includes primary bedroom + ensuite, 2nd bedroom or den, full bathroom, gorgeous island kitchen, large eating area with sliding door to a huge deck. Bright LR with a wrap around window, white oak hardwood flooring, wood burning fireplace, 8.5 ft ceilings, and is open to the DR and kitchen. Upper loft is a perfect flex room. Super bright basement, with RR and essentially 3 bedrooms + full bathroom. Triple pane windows, 26'x20' garage, parking out front, maintenance free exterior, list goes on. Like new home!!!

Built in 1958

### Essential Information

MLS® # E4458306

Price \$993,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,687                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14412 80 Avenue |
| Area        | Edmonton        |
| Subdivision | Laurier Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5K 3K3         |

### Amenities

|           |                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Exterior Walls- 2"x6", Front Porch, No Animal Home, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached, RV Parking                                                                  |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                                         |
| Fireplaces        | Woodstove                                                                                                                                                   |
| Stories           | 3                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                              |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Metal, Hardie Board Siding                              |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, |

|              |                                  |
|--------------|----------------------------------|
|              | Schools, Shopping Nearby         |
| Roof         | Asphalt Shingles                 |
| Construction | Wood, Metal, Hardie Board Siding |
| Foundation   | Concrete Perimeter               |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 31                   |
| Zoning         | Zone 10              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 19th, 2025 at 12:32am MDT