

## **\$674,900 - 14604 78 Avenue, Edmonton**

MLS® #E4427896

**\$674,900**

4 Bedroom, 2.00 Bathroom, 1,281 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

This 1280 square foot bright and spacious bungalow is located on a quiet street in the desirable Laurier Heights neighbourhood. It is within easy walking distance of a K-9 English and French Immersion School, and the community league with a playground, splash park, ice rinks, tennis courts and pickle ball courts. This home is also within walking distance to the river valley. This home features a beautiful well maintained yard with mature fruit trees and a fully fenced backyard. This home has a 2-car detached garage that is insulated and features a 220 volt outlet. The main floor has hardwood throughout. The kitchen features a granite countertop and large windows letting in tons of light. The living room is south facing and very bright. There are 3 good sized bedrooms and a full bathroom upstairs. The basement is finished and carpeted and has a huge recreation room, a storage room, a laundry room, and a quiet office/bedroom. This is a wonderful, immaculately maintained home in a great neighbourhood.

Built in 1958

### **Essential Information**

MLS® # E4427896

Price \$674,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,281
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	14604 78 Avenue
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3C5

### **Amenities**

Amenities	Detectors Smoke, Hot Water Natural Gas, No Smoking Home
Parking	220 Volt Wiring, Double Garage Detached, Front/Rear Drive Access, Insulated, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, 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
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, Vegetable Garden
Lot Description	19.82 X 33.5

Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 28th, 2025
Days on Market	35
Zoning	Zone 10



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