

\$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 594m² 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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