

\$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
Zoning	Zone 10

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