

## **\$449,000 - 14512 86 Avenue, Edmonton**

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MLS® #E4425020

### **\$449,000**

3 Bedroom, 2.00 Bathroom, 967 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

Fantastic opportunity in Laurier Heights!  
Bungalow with new double detached garage located 1 block from Laurier Heights park/playground. Two bedrooms & full bathroom upstairs with additional bedroom and full bath in basement. Primary bedroom is spacious and has dual closets. Hardwood floors and spacious kitchen with tiled backsplash, refrigerator, stove, and dishwasher. Basement is partially finished with flooring removed and drywall partially removed. Gas fireplace in basement and extra full bathroom in basement. Newer oversized double detached garage provides parking for 2 vehicles plus storage. Located on quiet street. This is a great opportunity for renovator or first time buyer looking to gain on sweat equity.



Built in 1956

### **Essential Information**

MLS® #	E4425020
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	967
Acres	0.00
Year Built	1956

Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	14512 86 Avenue
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4B6

### **Amenities**

Amenities	See Remarks
Parking Spaces	2
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 11th, 2025
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Days on Market 1

Zoning Zone 10

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