

\$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 | 33 |
| Zoning | Zone 10 |

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