

# \$825,000 - 14016 80 Avenue Nw, Edmonton

MLS® #canada\_15272

**\$825,000**

3 Bedroom, 3.00 Bathroom, 1,506 sqft

Single Family on 0.15 Acres

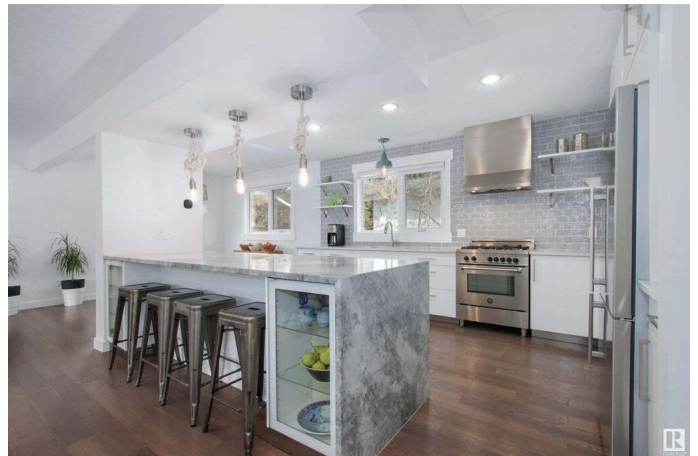
Laurier Heights, Edmonton, Alberta

From the minute you walk up the curb appeal, of this Laurier Heights 4 level split is undeniable. Sitting at 1500 sqft above grade this family home features 3 bedroom plus den, 3 full baths, 3 living rooms, 2 yards, Double attached garage. You set foot in the tiled entry way and you are greeted by the bright open concept living, dining room and chefs kitchen, featuring quartz counter tops, European appliances, gas stove with convenient access to the yard. Upstairs the large primary bedroom with his & her closets & 3 piece ensuite give you the luxury you deserve. With 2 more good sized bedrooms on this level, your littles can sleep close by in comfort. Down to the 3rd level there is perfect family room, office, which could be a bedroom, 4 piece bath and laundry. As if that wasn't enough, there is a great rec room in the basement along with ample storage. There is nothing left for you to do here but move in a start Loving Life in Laurier!!

Built in 1959

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | canada_15272 |
| Price          | \$825,000    |
| Bedrooms       | 3            |
| Bathrooms      | 3.00         |
| Square Footage | 1,506        |
| Acres          | 0.15         |



|            |               |
|------------|---------------|
| Year Built | 1959          |
| Type       | Single Family |
| Status     | Active        |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 14016 80 Avenue Nw |
| Subdivision | Laurier Heights    |
| City        | Edmonton           |
| Province    | Alberta            |
| Zip Code    | T5R 3J7            |

### **Amenities**

|              |                                                                                 |
|--------------|---------------------------------------------------------------------------------|
| Features     | Air Conditioner, Deck, Hot Water Natural Gas, Laundry-In-Suite, No Smoking Home |
| # of Garages | 2                                                                               |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Ecole Laurier Heights |
| Middle     | Ecole Laurier Heights |

### **Additional Information**

|             |               |
|-------------|---------------|
| Date Listed | May 9th, 2023 |
|-------------|---------------|