

## \$549,000 - 14519 86 Avenue, Edmonton

MLS® #E4434919

**\$549,000**

3 Bedroom, 3.00 Bathroom, 999 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

Nestled in the highly sought-after community of Laurier Heights, this charming bungalow blends timeless character with practical living. Perfect for couples or families with older children, the home welcomes you with rich hardwood flooring throughout the main level. The spacious living room flows effortlessly into a sunlit dining area and kitchen, featuring French doors, ample cabinetry, and generous counter space—ideal for cooking and entertaining. The main floor hosts a primary bedroom with a walk-in closet and a luxurious 4-piece bath. Downstairs, the FULLY FINISHED BASEMENT offers a large family room, two additional bedrooms, and two more bathrooms, providing comfort and privacy for everyone. Enjoy the convenience of a double garage and a location that puts parks, schools, and shopping just minutes away. A perfect blend of warmth, space, and location. Could be a great potential to build two new homes as per current city bylaws(ATTN BUILDERS!)

Built in 1956

### Essential Information

MLS® #	E4434919
Price	\$549,000
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	999
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	14519 86 Avenue
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4B5

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Laurier Heights School
Middle	Westlawn School
High	Ross Sheppard School

### **Additional Information**

Date Listed	May 7th, 2025
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Days on Market	76
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Zoning	Zone 10
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