

# **\$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 bylawys(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 |
|-------------|---------------|

|                |    |
|----------------|----|
| Days on Market | 73 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 10 |
|--------|---------|

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Listing information last updated on July 19th, 2025 at 9:02am MDT