

## **\$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 | 35               |
| Zoning         | Zone 10          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 4:17am MDT