

Courtesy Of Erin Holowach Of ComFree

\$724,900 - 14604 78 Avenue, Edmonton

MLS® #E4427896

\$724,900

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	\$724,900



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 7
Zoning Zone 10



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