

## \$850,000 - 156 Laurier Drive, Edmonton

MLS® #E4439277

**\$850,000**

4 Bedroom, 2.50 Bathroom, 1,174 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

Bright and airy, renovated bungalow on a sprawling 809 m2 ravine-facing lot. Spacious open plan living and dining areas. Desirable white kitchen with quality appliances, custom cabinetry, and large central island. Roomy primary suite with 2 pc bathroom, 2 closets and direct access to its own no-maintenance deck. Hardwood floors, pot lights and designer finishes for a polished, modern feel. Tastefully developed basement with a large family room with a wood burning fireplace. 3+1 bedrooms and a den, ample storage, sauna. New shingles, furnace & c/air, spray foam insulation, concrete patio and sidewalks, new garage doors. Large driveway and RV parking, fully fenced park-like yard. Excellent access to downtown, hospitals and the UofA, major roads, transit, amenities and schools. Perfect balance of immediate comfort and a future build opportunity in sought-after Laurier Heights. Move in ready, private setting & conveniently located for commuting. \*Furnished house or a house trade is an option\*

Built in 1958

### Essential Information

MLS® # E4439277

Price \$850,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,174
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	156 Laurier Drive
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5P9

### Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Sauna; Swirlpool; Steam
Parking Spaces	4
Parking	Double Garage Detached, Over Sized, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Park/Reserve, Paved Lane, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	18
Zoning	Zone 10

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Listing information last updated on June 16th, 2025 at 12:47pm MDT