

## \$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 | 17             |
| Zoning         | Zone 10        |

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Listing information last updated on June 15th, 2025 at 10:02am MDT