\$799,900 - 156 Laurier Drive, Edmonton

MLS® #E4439277

\$799,900

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 | \$799,900 |

| Bedrooms | 4 | |
|-----------------------|--|--|
| Bathrooms | 2.50 | |
| Full Baths | 2 | |
| Half Baths | 1 | |
| Square Footage | 1,174 | |
| Acres | 0.00 | |
| Year Built | 1958 | |
| Туре | 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 | |
| | | |

- FireplacesBrick FacingStories2Has BasementYes
- Has Basement Yes Basement Full, Finished

Exterior

| Exterior | Wood, Brick, Stucco | |
|-------------------|---------------------------------------|--|
| Exterior Features | | |
| | 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 | 28 |
| Zoning | Zone 10 |

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Listing information last updated on June 26th, 2025 at 6:02pm MDT