\$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	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	29
Zoning	Zone 10

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