

\$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 |
| 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 | 39 |
| Zoning | Zone 10 |

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Listing information last updated on July 7th, 2025 at 9:18pm MDT