

## **\$645,000 - 159 Laurier Drive, Edmonton**

MLS® #E4442552

**\$645,000**

4 Bedroom, 2.50 Bathroom, 1,175 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

Your opportunity to live on Laurier Drive is here; Welcome to 159 Laurier Drive. One of Edmonton's Premier Drives with beautiful homes and greenspace nestled against the river valley. This home shows off great pride of ownership both inside and out. Let me tell you about some of the main features. Beautiful maintained yards both front and back that invite you to enjoy your time outside. Come inside and immediately your eyes will draw to the open kitchen floor plan and beautiful hardwood floor. Master Bedrm has a 2 piece bath and all bathrms have been updated. Downstairs we have a massive rec room, 3 piece bath and a bdrm that could be converted back to two bdrms if needed. This home has had extensive updates done both inside and out; brand new appliances, hot water tank, 45 year shingles (inst.2014) & landscaping. Hot tub is negotiable. Ample parking that includes an oversized, 11ft ceiling, heated, dbl garage (24x22), massive rear driveway and a 2nd driveway out front perfect for RV or 2 more vehicles.

Built in 1958

### **Essential Information**

MLS® # E4442552

Price \$645,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,175
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	159 Laurier Drive
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5P9

### Amenities

Amenities	Deck, Fire Pit, Gazebo, No Animal Home, No Smoking Home
Parking	Double Garage Detached, Front/Rear Drive Access, Heated, Insulated, Over Sized, Tandem

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
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Exterior Features	Back Lane, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	13
Zoning	Zone 10

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Listing information last updated on June 25th, 2025 at 9:47pm MDT