

## \$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. Live on one of Edmonton's Premier Drives with beautiful homes and greenspace nestled against the river valley. This home is a true gem as it shows off great pride of ownership both inside and out. With too much to list, 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. Lots of parking that include an oversized dbl garage (24x22), massive rear driveway (4 cars) and a 2nd driveway out front perfect for parking an RV or 2 more vehicles. Come inside and immediately your eyes will draw to the open and inviting open kitchen floor plan and great beautiful hardwood floor. This home has been updated throughout its life and has tons of natural light that floods in. Master Bedroom 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.

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                                        |
| 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 | 3               |
| Zoning         | Zone 10         |

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Listing information last updated on June 16th, 2025 at 6:02am MDT