

## \$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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