

## \$575,000 - 159 Laurier Drive, Edmonton

MLS® #E4450371

**\$575,000**

4 Bedroom, 2.50 Bathroom, 1,181 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 a 4 car rear driveway and a front driveway perfect for RV or 2 more vehicles. Oversized double garage (24x22) with 10.6ft ceiling & heated.

Built in 1958

### Essential Information

MLS® # E4450371

Price \$575,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,181                  |
| 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    | July 30th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 10         |

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Listing information last updated on August 4th, 2025 at 4:47am MDT