

## \$865,000 - 7911 146 Street, Edmonton

MLS® #E4446593

**\$865,000**

4 Bedroom, 2.50 Bathroom, 1,493 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

RARE opportunity across from an island park in prestigious Laurier Heights! This craftsman bungalow offers over 2400 sq.ft. of living space, blending charm with upscale finishes on a beautifully landscaped lot. Enjoy peaceful park views from the front stone patio on a quiet, no-through street. Inside: hardwood floors, crown moulding, pot lights, knockdown ceilings, & a gas fireplace. The spacious dining room opens to a raised, treated deck. Chef's kitchen features quartz counters, maple island, Bosch appliances, a coffee bar, roll-out drawers, & custom cabinetry. Primary bdrm with hardwood flooring & an impressive second bdrm. Bdrm 3 is a custom-designed dressing room w/built-ins. The basement has a large family room, flex room/gym, 4th bdrm & third bath w/tiled shower. Central A/C, upgraded sewer line & newer furnace. Oversized, insulated double garage w/epoxy floor, work bench & storage. Yard includes interlocking patio, gardens, gazebo & BBQ hookup. Steps to parks, Laurier School & river valley trails.

Built in 1958

### Essential Information

MLS® # E4446593

Price \$865,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,493                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7911 146 Street |
| Area        | Edmonton        |
| Subdivision | Laurier Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 0V5         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Closet Organizers, Detectors Smoke, Exercise Room, Front Porch, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 3   |
| Parking        | Double Garage Detached, Over Sized  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert, Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Back Lane, Cul-De-Sac, Fenced, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot

Roof                          Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                St. Paul & Laurier Heights

Middle                      St. Rose & Laurier Heights

High                         St FX & Ross Sheppard

**Additional Information**

Date Listed                July 8th, 2025

Days on Market        6

Zoning                      Zone 10

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Listing information last updated on July 14th, 2025 at 4:47am MDT