

## **\$545,000 - 159 Laurier Drive, Edmonton**

MLS® #E4450371

**\$545,000**

4 Bedroom, 2.50 Bathroom, 1,181 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

Welcome to 159 Laurier Drive. Live on one of Edmonton's Premier Drives with expanding tree lined greenspace across the street. Home shows great pride of ownership both inside and out. Come inside and immediately your eyes will draw to the updated interior and gleaming hardwood floors. Open kitchen floor plan features brand new appliances. This home has been tastefully updated throughout its life and has tons of natural light that floods in. Master Bedroom has a 2 piece bath and all bathrooms have been updated. Downstairs showcases a massive rec room, 3 piece bath and a bedroom. There is also a workspace that could be converted easily to a bdrm if 5 bdrms are desired. Outside low maintenance perennials wrap both yards front and back. Private back yard boasts a large deck, patio & 2 well situated sheds providing ample storage. Parking includes an oversized, heated 24'x22' garage with oversized 9' high door. Rear driveway will accommodate 4 vehicles, lot also has a front driveway, perfect for parking an RV.

Built in 1958

### **Essential Information**

MLS® # E4450371

Price \$545,000



|                |                        |
|----------------|------------------------|
| 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 | 24              |
| Zoning         | Zone 10         |

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Listing information last updated on August 23rd, 2025 at 10:17am MDT