# \$975,000 - 7608 143a Street, Edmonton

MLS® #E4437206

### \$975,000

3 Bedroom, 3.00 Bathroom, 2,154 sqft Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

Incredibly rare opportunity for a large bungalow just off Laurier Drive with an OVERSIZED DOUBLE ATTACHED GARAGE (can fit a lift) & DETACHED TRIPLE GARAGE (both heated!). Well kept by long term owners for 45 years, this home can be moved right into, or it is also a great candidate for someone looking to make cosmetic updates to a home with solid bones & excellent location. Updates over the years include h/e furnace (2021), hwt (2020), siding, attic insulation (roughly 5 years), 2 amazing deck remote awnings, newer triple detached garage (approx 2011), irrigation system, central A/C, & kitchen appliances. Sprawling main floor offers 2150 sq/ft, including a workshop area! Expansive primary bedroom could be split back into 2 separate rooms if one needs 3 bedrooms on main. Basement offers a large rec-room, 3-piece bath, bedroom & storage. Located in one of Edmonton's top rated neighbourhoods due to it's central River-Valley location, with great amenities, schools, & friendly neighbours. Come check it out!

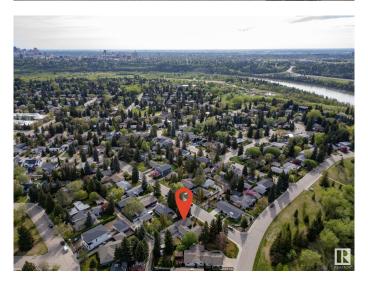
Built in 1958

#### **Essential Information**

MLS® # E4437206 Price \$975,000







Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 2,154

Acres 0.00

Year Built 1958

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 7608 143a Street

Area Edmonton

Subdivision Laurier Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T5R 0P9

#### **Amenities**

Amenities Air Conditioner, Deck, Sprinkler Sys-Underground, Workshop

Parking Double Garage Attached, Heated, Over Sized, Triple Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems,

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 2

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Back Lane, Fenced, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 17th, 2025

Days on Market 8

Zoning Zone 10

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 24th, 2025 at 11:47pm MDT