

## \$1,595,000 - 8303 134 Street, Edmonton

MLS® #E4428163

**\$1,595,000**

2 Bedroom, 1.50 Bathroom, 1,911 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

Extremely private and spectacular location adjacent to Edmonton's River Valley. This elegant 1900+ sqft classic brick, walkout bungalow is sitting upon a close to 12,000 sqft (0.273 of an acre) lot in highly sought after Laurier Heights. This property presents the opportunity for a fresh revitalization/redevelopment on one of the most extraordinary and breathtaking locations in the city. Very rarely does an opportunity like this present itself in such a prestigious neighborhood!

Built in 1968

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4428163               |
| Price          | \$1,595,000            |
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,911                  |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8303 134 Street |
| Area        | Edmonton        |
| Subdivision | Laurier Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 0B2         |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Walkout Basement |
| Parking   | Double Garage Attached |

## Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick  |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Private Setting, River Valley View, Schools, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick  |
| Foundation        | Concrete Perimeter   |

## School Information

|            |                 |
|------------|-----------------|
| Elementary | Laurier Heights |
| Middle     | Laurier Heights |
| High       | Ross Sheppard   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 81               |
| Zoning         | Zone 10          |

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