

# \$1,089,000 - 8504 148 Street, Edmonton

MLS® #E4415926

**\$1,089,000**

4 Bedroom, 3.50 Bathroom, 2,472 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

Located in the sought-after area of Laurier Heights, this spacious 2-storey home with high-end finishings offers a flexible floor plan to accommodate the varying needs of different families. The side entrance allows for potential future development of a basement suite. With 10' ceilings on the main floor, a den that can function as a primary bedroom with ensuite, and a large kitchen & open living area, there is ample space for family gatherings. Upstairs features a bonus room, primary bedroom with ensuite & walk-in closet, two spacious bedrooms with jack & jill bathroom, and convenient laundry. Large triple pane windows throughout & 9' ceilings on the upper & basement level make this home airy & bright. The west-facing yard and deck are complemented by a double detached 24x24 garage. This exceptional neighbourhood boasts parks and walkways plus easy access to major routes.

Built in 2024

## Essential Information

MLS® #	E4415926
Price	\$1,089,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,472
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8504 148 Street
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 0Z6

### **Amenities**

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Laurier Heights
Middle	Holy Cross
High	St. Francis Xavier

### **Additional Information**

Date Listed	December 12th, 2024
Days on Market	119
Zoning	Zone 10

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