



## 15 LAURIER Place Edmonton AB

\$1,350,000

River Valley, Downtown & U of A unfettered views from this 2,371 sq. foot WALKOUT BUNGALOW, located on a quiet hillside in desirable Laurier Heights. Sitting on a massive 11,677 sq. foot lot (80' wide x 146' deep), this Property features a raised deck for you to enjoy the sweeping City views, 4 bedrooms, huge Living Room for entertaining, Family sized Dining Room with River Valley vistas, Den / Office, Primary bedroom complete with sunken tub, main floor laundry room, giant Rec. Room with wet bar, Hobby room with access to covered patio, new air conditioning (Fall 2022) & a heated triple garage. Newer sewer line. New high efficiency furnace installed this Winter. Add your personal touches to make this your forever Home. Situated close to the off-leash Park, Valley Zoo, Schools & River Valley. Fabulous opportunity in Laurier Heights! Your Family will enjoy the spectacular views from both levels. Private back yard is fully landscaped. Truly one of the finest locations in the City.

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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