



Edmonton Alberta

\$1,290,000

NEW TO MARKET - a once-in-a-generation lot in Laurier Heights! In the same family since 1968, this home sits on a peaceful cul-de-sac just two doors from Buena Vista off-leash dog park, with river valley views and a charming pocket park out front. The oversized 85' x 130' lot offers back-lane access, room to build a custom dream home, add a garden suite, or hold as a smart investment. The existing 2,000 sq. ft. two-storey delivers 4 bedrooms up, an oversized double attached garage, a cozy family room overlooking the private backyard, a wood-burning fireplace, tall washed-oak kitchen cabinets, deck access, newer roof and underground sprinklers front & back. Dated and ready for a full renovation, this is essentially a golden land opportunity near the zoo, U of A, downtown, and top schools like Laurier Heights, Parkview, and St. Paul. (id:6769)

Recreation room Measurements not available

Living room 3.93 m X 6.69 m

Dining room 3.81 m X 2.91 m

Kitchen 3.99 m X 5.13 m

Family room 6.31 m X 4.17 m

Primary Bedroom 3.56 m X 5.16 m

Bedroom 2 3.37 m X 4.1 m

Bedroom 3 3.36 m X 3.31 m

Bedroom 4 3.26 m X 3.2 m

Listing Presented By:



Originally Listed by:
MaxWell Progressive

<http://ianwest.ca/>



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