



## Edmonton Alberta

\$724,900

**BUILD YOUR DREAM HOME !** Fantastic opportunity to a large Family lot in desirable LAURIER HEIGHTS. Build your **NEW HOME** on this beautiful tree lined 0.27 acre lot with a frontage of 94'. A total of 11,689 sq. feet of land. Ideally located close to Laurier Heights School (French Immersion K - 9), the River Valley, off leash dog park, shopping and Restaurants, Community League, as well as easy access to Downtown and the Whitemud. While finalizing your plans, live in the 2,011 sq. foot 2 storey Home that features 4 bedrooms up (some with gorgeous hardwood) , large living and dining room, main floor den, Family room with fireplace & access to a South facing deck, and attached double garage. The fully finished basement has a good sized Recreation Room, second Family room with bar, & lots of storage space. Mature landscaping makes this huge rear yard the perfect space for Family and friends. The existing Home is still full of life with its New furnace and hot water. (id:6769)

Recreation room 7.21 m X 3.5 m

Storage 2.83 m X 2.59 m

Laundry room 3.83 m X 2.81 m

Living room 3.64 m X 3.48 m

Dining room 3.64 m X 4.01 m

Kitchen 3.87 m X 3.54 m

Family room 6.47 m X 3.86 m

Den 3.47 m X 3.08 m

Primary Bedroom 5.07 m X 3.73 m

Bedroom 2 4.48 m X 3.69 m

Bedroom 3 3.64 m X 3.6 m

Bedroom 4 3.68 m X 2.69 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.ricklough.com/>

**RE/MAX ELITE**

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