



Edmonton Alberta

\$1,249,000

Built in 1963 and set on an extraordinary 12,922 sq. ft. lot in East Laurier Heights. Dramatic wood ceilings, exposed beams, natural stone and expansive windows celebrate the architecture and its connection to the mature landscape. Offering 2,434 sq.ft. above grade plus 1,018 sq.ft. of developed basement, with 5 bedrooms, 3.5 baths, a main-floor den and the rare advantage of 4 generous bedrooms together upstairs. Three fireplaces include a striking wood-burning stone fireplace, plus gas fireplaces in the lower family room and three-season sunroom—additional space beyond the registered measurement. Brazilian Tiger Wood floors, updated windows, new roof, primary bedroom A/C and oversized attached double garage. Owned and loved by the same family for 40 years. Steps to Laurier Heights School and minutes to the river valley, Buena Vista Park, Laurier Park & Valley Zoo. Know what is irreplaceable when you see it. (id:6769)

Family room 7.1 m X 4.3 m

Bedroom 5 4.05 m X 3.46 m

Living room 7.25 m X 4.52 m

Dining room 4.09 m X 3.63 m

Kitchen 3.65 m X 3.59 m

Den 5.05 m X 3.67 m

Breakfast 3.65 m X 2.19 m

Sunroom 4.74 m X 3.5 m

Primary Bedroom 4.78 m X 3.7 m

Bedroom 2 3.63 m X 3.47 m

Bedroom 3 4.48 m X 3.64 m

Bedroom 4 3.63 m X 3.35 m

Listing Presented By:



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RE/MAX Real Estate

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RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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