



## Edmonton Alberta

\$865,000

RARE opportunity across from an island park in prestigious Laurier Heights! This craftsman bungalow offers over 2400 sq.ft. of living space, blending charm with upscale finishes on a beautifully landscaped lot. Enjoy peaceful park views from the front stone patio on a quiet, no-through street. Inside: hardwood floors, crown moulding, pot lights, knockdown ceilings, & a gas fireplace. The spacious dining room opens to a raised, treated deck. Chef's kitchen features quartz counters, maple island, Bosch appliances, a coffee bar, roll-out drawers, & custom cabinetry. Primary bdrm with hardwood flooring & an impressive second bdrm. Bdrm 3 is a custom-designed dressing room w/built-ins. The basement has a large family room, flex room/gym, 4th bdrm & third bath w/tiled shower. Central A/C, upgraded sewer line & newer furnace. Oversized, insulated double garage w/epoxy floor, work bench & storage. Yard includes interlocking patio, gardens, gazebo & BBQ hookup. Steps to parks, Laurier School & river valley trails. (id:6769)

Bedroom 4 2.94 m X 4.91 m

Recreation room 3.85 m X 6.98 m

Utility room 2.92 m X 4.14 m

Living room 4.03 m X 5.89 m

Dining room 3.66 m X 4.06 m

Kitchen 4.03 m X 5.33 m

Primary Bedroom 3.49 m X 4.24 m

Bedroom 2 3.62 m X 4.22 m

Bedroom 3 4.85 m X 3.09 m

Listing Presented By:



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Royal Lepage Arteam Realty

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)