



Edmonton Alberta

\$2,700,000

Welcome to 8 Laurier Place, a rare offering in prestigious Laurier Heights. Set on an exceptional 20,611 sq. ft. lot with beautiful views toward the Edmonton River Valley, this property offers space, privacy, character, and future potential in one of Edmonton's most desirable communities. Built in 1964, this spacious bi-level features 2,431 sq. ft. above grade, a fully finished basement, and an oversized double attached garage. The main floor offers generous living areas, large windows, a formal living room, dining area, kitchen, and a welcoming family room with a wood-burning fireplace. Outside, the expansive yard feels like a private park, surrounded by mature trees in a peaceful natural setting. Close to the river valley, parks, schools, amenities, and the Edmonton Valley Zoo, this location offers convenience and a strong connection to nature. Redevelopment or subdivision potential, This is an exceptional Laurier Heights opportunity. Buyer to verify subdivision potential with the City of Edmonton. (id:6769)

Recreation room 7.89 m X 4.75 m

Second Kitchen 4.78 m X 4.38 m

Other 3.17 m X 2.76 m

Living room 5.48 m X 4.9 m

Dining room 4.36 m X 3.13 m

Kitchen 6.23 m X 2.93 m

Family room 4.06 m X 4.1 m

Primary Bedroom 3.49 m X 4.97 m

Bedroom 2 4.12 m X 3.81 m

Bedroom 3 2.98 m X 4.08 m

Bedroom 4 3.06 m X 3.93 m

Listing Presented By:



Originally Listed by:
Logic Realty



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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