



Edmonton Alberta

\$519,900

Welcome to Laurier Heights! Whether you're a first-time homebuyer, renovator, developer, or investor, this charming bungalow offers exceptional potential in one of West Edmonton's most desirable communities. Featuring 3+1 bedrooms and 2 full bathrooms, the home boasts a functional layout. The bright main floor includes a welcoming living room, a dining area, three spacious bedrooms, and a full 4-piece bathroom. The fully finished legal basement provides outstanding flexibility, complete with a large family room, an additional bedroom, a second 4-piece bathroom, a kitchen, and shared laundry--making it an excellent option for rental income, extended family, or multi-generational living. Step outside to enjoy the generous backyard and plenty of space for children, pets, or gardening. Ideally located close to excellent schools, parks, West Edmonton Mall, Misericordia Hospital, the future Valley Line West LRT with quick access to Whitemud Drive, this property offers incredible value. (id:6769)

Bedroom 4 3.2 m X 3.34 m

Living room 5.13 m X 3.51 m

Dining room 2.7 m X 2.46 m

Kitchen 4.13 m X 3.5 m

Family room 4.37 m X 3.3 m

Primary Bedroom 3.06 m X 2.44 m

Bedroom 2 2.44 m X 3.51 m

Bedroom 3 3.94 m X 3.5 m

Listing Presented By:



Originally Listed by:
MaxWell Progressive

 **REMAX
Excellence**

REMAX Excellence

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