

## \$865,000 - 7911 146 Street, Edmonton

MLS® #E4446593

**\$865,000**

4 Bedroom, 2.50 Bathroom, 1,493 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

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.

Built in 1958

### Essential Information

MLS® # E4446593

Price \$865,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,493
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	7911 146 Street
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 0V5

### Amenities

Amenities	Air Conditioner, Closet Organizers, Detectors Smoke, Exercise Room, Front Porch, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	3
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel
Stories	2
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Back Lane, Cul-De-Sac, Fenced, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot

Roof                          Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                St. Paul & Laurier Heights

Middle                      St. Rose & Laurier Heights

High                         St FX & Ross Sheppard

**Additional Information**

Date Listed                July 8th, 2025

Days on Market         7

Zoning                      Zone 10

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