

## \$1,595,000 - 8303 134 Street, Edmonton

MLS® #E4428163

**\$1,595,000**

2 Bedroom, 1.50 Bathroom, 1,911 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

Extremely private and spectacular location adjacent to Edmonton's River Valley. This elegant 1900+ sqft classic brick, walkout bungalow is sitting upon a close to 12,000 sqft (0.273 of an acre) lot in highly sought after Laurier Heights. This property presents the opportunity for a fresh revitalization/redevelopment on one of the most extraordinary and breathtaking locations in the city. Very rarely does an opportunity like this present itself in such a prestigious neighborhood!

Built in 1968

### Essential Information

MLS® #	E4428163
Price	\$1,595,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,911
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



## Community Information

Address	8303 134 Street
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 0B2

## Amenities

Amenities	Deck, Walkout Basement
Parking	Double Garage Attached

## Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Brick
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Private Setting, River Valley View, Schools, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

## School Information

Elementary	Laurier Heights
Middle	Laurier Heights
High	Ross Sheppard

## Additional Information

Date Listed	March 27th, 2025
Days on Market	37
Zoning	Zone 10

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Listing information last updated on May 3rd, 2025 at 2:02am MDT