# \$975,000 - 7608 143a Street, Edmonton

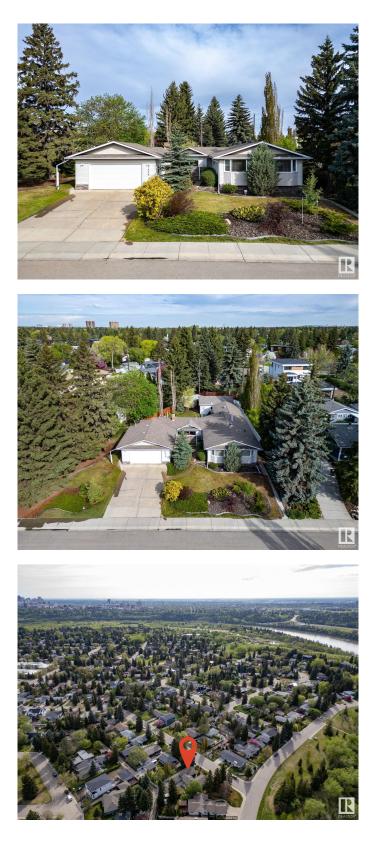
MLS® #E4437206

#### \$975,000

3 Bedroom, 3.00 Bathroom, 2,154 sqft Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

Incredibly rare opportunity for a large bungalow just off Laurier Drive with an OVERSIZED DOUBLE ATTACHED GARAGE (can fit a lift) & DETACHED TRIPLE GARAGE (both heated!). Well kept by long term owners for 45 years, this home can be moved right into, or it is also a great candidate for someone looking to make cosmetic updates to a home with solid bones & excellent location. Updates over the years include h/e furnace (2021), hwt (2020), siding, attic insulation (roughly 5 years), 2 amazing deck remote awnings, newer triple detached garage (approx 2011), irrigation system, central A/C, & kitchen appliances. Sprawling main floor offers 2150 sq/ft, including a workshop area! Expansive primary bedroom could be split back into 2 separate rooms if one needs 3 bedrooms on main. Basement offers a large rec-room, 3-piece bath, bedroom & storage. Located in one of Edmonton's top rated neighbourhoods due to it's central River-Valley location, with great amenities, schools, & friendly neighbours. Come check it out!



Built in 1958

#### **Essential Information**

MLS® #	E4437206
Price	\$975,000

Bedrooms	3	
Bathrooms	3.00	
Full Baths	3	
Square Footage	2,154	
Acres	0.00	
Year Built	1958	
Туре	Single Family	
Sub-Type	Detached Single Family	
Style	Bungalow	
Status	Active	
Community Information		

Address	7608 143a Street
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 0P9

## Amenities

Amenities	Air Conditioner, Deck, Sprinkler Sys-Underground, Workshop
Parking	Double Garage Attached, Heated, Over Sized, Triple Garage Detached

## Interior

Interior Features	ensuite bathroom		
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,		
	Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed,		
	Stove-Electric, Vacuum System Attachments, Vacuum Systems,		
	Washer, Window Coverings		
Heating	Forced Air-1, Natural Gas		
Fireplace	Yes		
Fireplaces	Glass Door		
Stories	2		
Has Basement	Yes		
Basement	Full, Finished		

## Exterior

Wood, Stone,	Vinyl
	Wood, Stone,

Exterior Features	Back	Lane,	Fenced,	Landscaped,	Playground	Nearby,	Public
	Transp	portation	, Schools,	Shopping Nearb	у		
Roof	Aspha	It Shingle	es				
Construction	Wood,	Stone,	Vinyl				
Foundation	Concre	ete Perir	neter				

#### **Additional Information**

Date Listed	May 17th, 2025
Days on Market	8
Zoning	Zone 10

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Listing information last updated on May 25th, 2025 at 7:32pm MDT