

## \$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                   |
| Type           | 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

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**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