

# \$1,089,000 - 8504 148 Street Nw, Edmonton

MLS® #A2155746

## \$1,089,000

4 Bedroom, 3.00 Bathroom, 2,392 sqft

Residential on 0.10 Acres

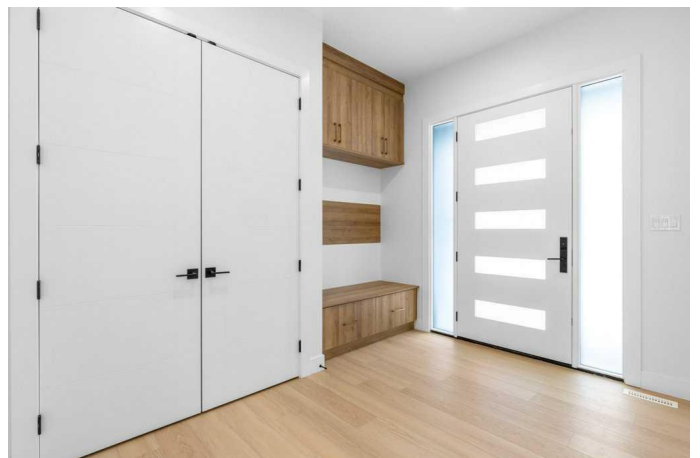
Laurier Heights, Edmonton, Alberta

Located in the sought-after area of Laurier Heights, this spacious 2-storey home with high-end finishings offers a flexible floor plan to accommodate the varying needs of different families. The side entrance allows for potential future development of a basement suite. With 10' ceilings on the main floor, a den that can function as a primary bedroom with ensuite, and a large kitchen & open living area, there is ample space for family gatherings. Upstairs features a bonus room, primary bedroom with ensuite & walk-in closet, two spacious bedrooms with jack & jill bathroom, and convenient laundry. Large triple pane windows throughout & 9' ceilings on the upper & basement level make this home airy & bright. The west-facing yard and deck are complemented by a double detached 24x24 garage. This exceptional neighbourhood boasts parks and walkways plus easy access to major routes.

Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2155746    |
| Price          | \$1,089,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,392       |



|            |             |
|------------|-------------|
| Acres      | 0.10        |
| Year Built | 2024        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 8504 148 Street Nw |
| Subdivision | Laurier Heights    |
| City        | Edmonton           |
| County      | Edmonton           |
| Province    | Alberta            |
| Postal Code | T5R0Z6             |

### **Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |
| # of Garages   | 2                                    |

### **Interior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, See Remarks                                    |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Oven-Built-In, Gas Stove |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Full, Unfinished                                                              |

### **Exterior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | None                                       |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard |
| Roof              | Asphalt Shingle                            |
| Construction      | Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                            |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2024 |
| Days on Market | 249              |

Zoning RF1

## **Listing Details**

Listing Office Royal LePage Noralta

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