

## \$880,000 - 7608 143a Street, Edmonton

MLS® #E4441889

**\$880,000**

3 Bedroom, 3.00 Bathroom, 2,154 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

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 owner 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, 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® # E4441889

Price \$880,000

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	June 12th, 2025
Days on Market	3
Zoning	Zone 10

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 2:32pm MDT