

\$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, Subdividable Lot, 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 | 6 |
| 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 April 2nd, 2025 at 8:47pm MDT