

## \$799,800 - 7608 143a Street, Edmonton

MLS® #E4441889

**\$799,800**

3 Bedroom, 3.00 Bathroom, 2,154 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

**\$50K PRICE DROP!!!** Rare opportunity for a large bungalow just off Laurier Drive with **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. \*Some photos virtually staged\*

Built in 1958

### Essential Information

MLS® # E4441889

Price \$799,800



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
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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	76
Zoning	Zone 10

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Listing information last updated on August 27th, 2025 at 1:47pm MDT