

## \$998,800 - 8107 138 Street, Edmonton

MLS® #E4419676

**\$998,800**

5 Bedroom, 3.50 Bathroom, 2,577 sqft  
Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

Laurier Heights Walkout – A Rare Gem with Endless Potential! This isn't just a house – it's a canvas for something spectacular. With the floorplan, the space, and the location, this 5-bedroom, 2-storey walkout is waiting for its next chapter. Nestled in the heart of Laurier Heights, one of the city's most coveted mature neighborhoods, this home offers room to grow, breathe, and dream. Step inside to find two sun-drenched living spaces on the main floor, a walkout basement bursting with possibilities, and let's talk about that garage! Oversized, heated, with epoxy floors, a sleek linear drain, and custom cabinetry for days – this isn't just storage. And the location?... Unbeatable. Stroll to the river valley, let the pup run free at the nearby dog park, and enjoy top-rated schools, shopping, and seamless access to downtown, Universities and hospitals. A home with this kind of potential in this neighborhood? It doesn't come around often. The question is – are you ready to make it yours?

Built in 1969

### Essential Information

MLS® #	E4419676
Price	\$998,800



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,577
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8107 138 Street
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 0E1

### **Amenities**

Amenities	Air Conditioner, Deck, No Smoking Home, Sprinkler Sys-Underground
Parking	Double Garage Attached, Heated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Built-In, Storage Shed, Stove-Countertop Gas, Washer, Refrigerators-Two, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
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Exterior Features	Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **School Information**

Elementary	Laurier Heights
Middle	Laurier Heights
High	Ross Sheppard

### **Additional Information**

Date Listed	January 30th, 2025
Days on Market	43
Zoning	Zone 10

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Listing information last updated on March 14th, 2025 at 5:47am MDT