

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

MLS® #E4419676

**\$998,800**

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

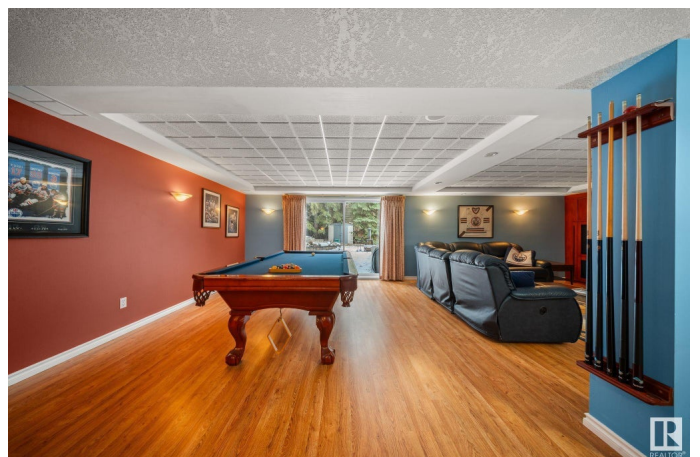
Laurier Heights, Edmonton, AB

Laurier Heights Walkout â€” A Rare Gem with Endless Potential! This isnâ€™t just a houseâ€”itâ€™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 cityâ€™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, andâ€”letâ€™s talk about that garage! Oversized, heated, with epoxy floors, a sleek linear drain, and custom cabinetry for daysâ€”this isnâ€™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 doesnâ€™t come around often. The question isâ€”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	41
Zoning	Zone 10

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Listing information last updated on March 12th, 2025 at 3:17pm MDT