

\$1,595,000 - 8303 134 Street, Edmonton

MLS® #E4460079

\$1,595,000

2 Bedroom, 1.50 Bathroom, 1,911 sqft

Single Family on 0.00 Acres

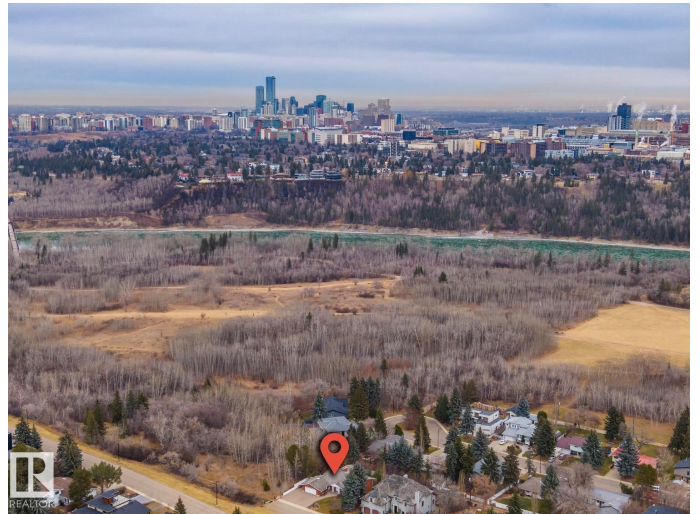
Laurier Heights, Edmonton, AB

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® #	E4460079
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, Unfinished

Exterior

Exterior	Wood, Brick
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Private Setting, River Valley View, Schools, Shopping Nearby, 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	September 30th, 2025
Days on Market	1
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 September 30th, 2025 at 11:17pm MDT