

Courtesy Of Hugh Fraser Of Fraser-Tradex Realty Inc

\$2,100,000 - 13503 86 Nw, Edmonton

MLS® #E4256067

\$2,100,000

3 Bedroom, 5.00 Bathroom, 2,465 sqft
Single Family on 0.31 Acres

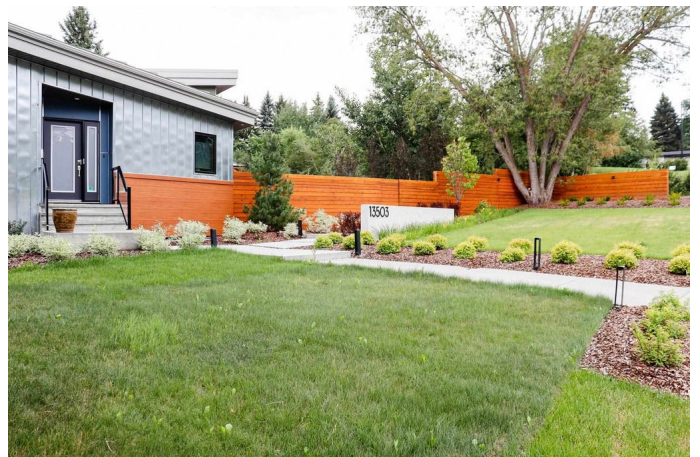
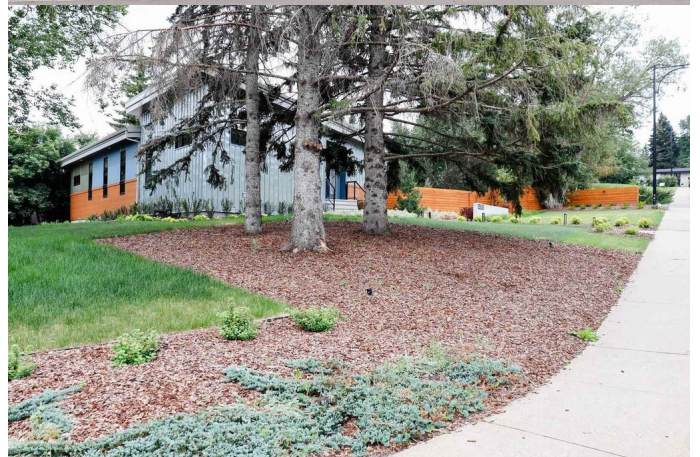
Laurier Heights, Edmonton, AB

A contemporary bungalow tucked in the river valley in a very special location with an exceptionally large and newly landscaped lot. Built in 2011, expensive construction, insulated poured in place concrete blocks to the roof and structural concrete floors. 2465 Sf on the main floor and fully developed basement and underground garage. Very open design with vaulted ceilings, galley kitchen & island, large dining and living room area making it a great home from family & entertaining. The main floor also features the MB with a 5 piece ensuite and two bedrooms each with their own 4 pce ensuite bathroom. Two additional rooms for office or den. The basement features a two car garage, two large recreation or media areas, large workshop, 4 piece bathroom and two car garage. Very private location with a neighbor only on one side.

Built in 2011

Essential Information

MLS® #	E4256067
Price	\$2,100,000
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1



Square Footage	2,465
Acres	0.31
Year Built	2011
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	Bungalow
Status	ACTIVE

Community Information

Address	13503 86 Nw
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4A6

Amenities

Features	Deck, Gazebo
Parking Spaces	4
Parking	Underground

Interior

Interior	Carpet, Concrete
Interior Features	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Washer, Stove-Countertop Electric, Garburator, Hood Fan
Heating	In Floor Heat System
# of Stories	2
Has Basement	Yes
Basement	Fully Finished, Full

Exterior

Exterior	Metal, Hardie Board Siding
Exterior Features	Golf Nearby, Landscaped, Shopping Nearby, Fenced, Flat Site
Roof	Metal
Construction	Insulated Concrete
Foundation	Insulated Concrete Form

Additional Information

Date Listed July 25th, 2021

Zoning RF1

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton. Copyright 2021 by the REALTORS® Association of Edmonton. All rights reserved.

Listing information last updated on October 17th, 2021 at 7:16pm CDT