

## \$475,000 - 8515 149 Street, Edmonton

MLS® #E4464652

### \$475,000

3 Bedroom, 2.00 Bathroom, 956 sqft  
Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

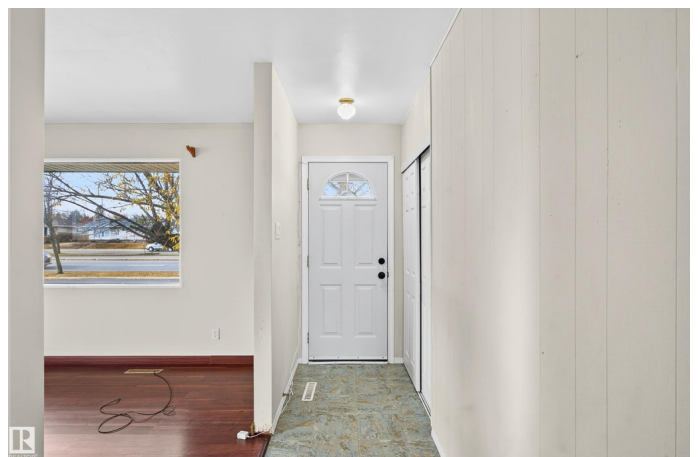
68'x117' LOT in LAURIER HEIGHTS!  
OPPORTUNITY is here! 900+sqft 2+1  
bedroom bungalow, 2 FULL baths, 2nd kitchen  
in basement, DOUBLE garage. POTENTIAL  
for builders, investors, renovations, first-time  
home buyers! Conveniently located to all  
amenities, public transportation, schools,  
parks/playground and the beautiful river valley.  
A great chance to get into one of Edmonton's  
top neighborhoods. VALUE and  
OPPORTUNITY!

Built in 1956

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4464652               |
| Price          | \$475,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 956                    |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                 |
|-------------|-----------------|
| Address     | 8515 149 Street |
| Area        | Edmonton        |
| Subdivision | Laurier Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 1B3         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### **Interior**

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas    |
| Stories      | 2                            |
| Has Suite    | Yes                          |
| Has Basement | Yes                          |
| Basement     | Full, Finished               |

### **Exterior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                           |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stucco                                                                           |
| Foundation        | Concrete Perimeter                                                                     |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 10            |

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Listing information last updated on November 4th, 2025 at 7:32pm MST