

\$2,450,000 - 13804 85 Avenue, Edmonton

MLS® #E4442373

\$2,450,000

5 Bedroom, 4.50 Bathroom, 3,029 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

One of a kind Infill!! No neighbors on either side, mature trees, immaculate landscaping included underground irrigation system. Heated floors, upgraded framing, hardwood flooring, are just a few of the upgrades in this beautiful home. The natural light (including basement) and feel of this house has to be experienced. truly one of a kind for the most discerning buyer.

Built in 2025

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4442373 |
| Price | \$2,450,000 |
| Bedrooms | 5 |
| Bathrooms | 4.50 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 3,029 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

Address 13804 85 Avenue



| | |
|-------------|-----------------|
| Area | Edmonton |
| Subdivision | Laurier Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5R 3Y7 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 10 ft., Ceiling 9 ft., Exercise Room, Wet Bar, Infill Property, 9 ft. Basement Ceiling |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Wet Bar |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Asphalt, Brick, Hardie Board Siding |
| Exterior Features | Corner Lot, Landscaped, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Asphalt, Brick, Hardie Board Siding |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 13th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 10 |

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Listing information last updated on June 17th, 2025 at 5:47am MDT