

## \$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.

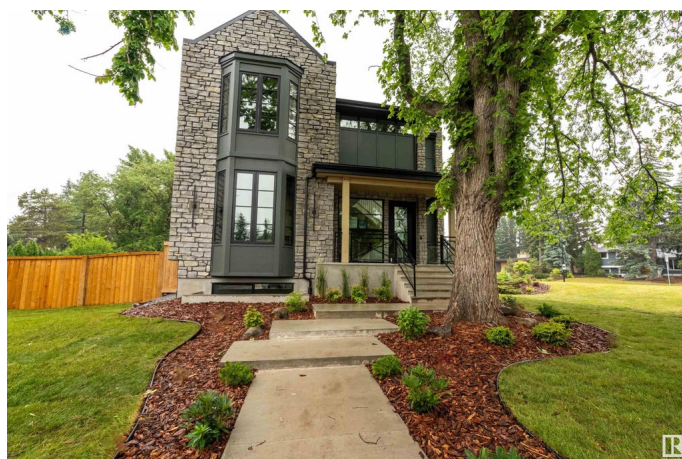
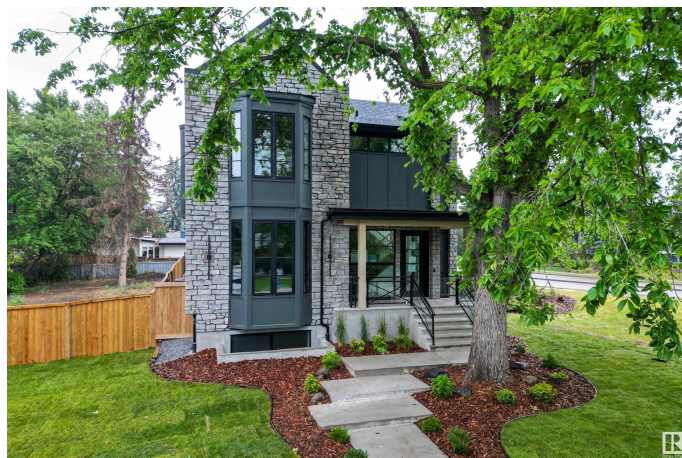
Built in 2025

### 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 12:32am MDT