

Courtesy Of Wassim Moustapha Of Initia Real Estate

\$2,450,000 - 13804 85ave, 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.

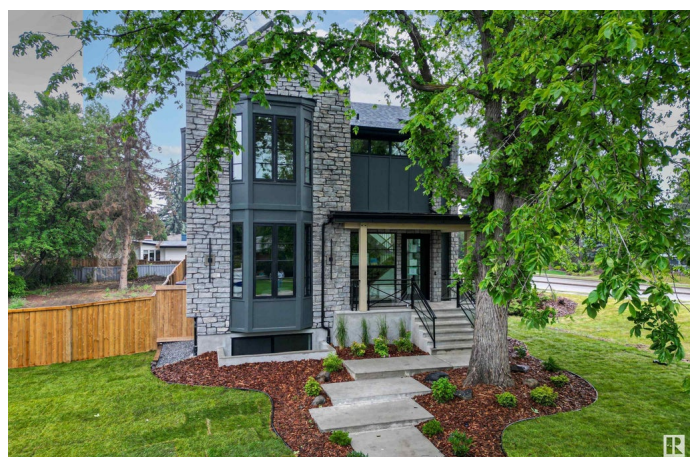
Built in 2025

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 85ave



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	3
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 June 16th, 2025 at 11:02am MDT