

\$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

Welcome to luxury living in Laurier, one of Edmonton's most prestigious neighbourhoods. This stunning 3030 sq. ft. custom-built infill showcases exceptional craftsmanship and high-end finishes throughout. Step inside to discover hardwood floors flowing through the main and upper levels, creating warmth and elegance. The gourmet kitchen is a chef's dream, featuring stone countertops, high end appliances, butlers pantry, and sliders opening up to the yard for a seamless, modern look. The Vaulted primary suite is a private retreat, a spa-inspired ensuite offering in-floor heating, and a spacious walk-in closet. Enjoy year-round comfort with central air conditioning. The triple car garage, upgraded framing, enhanced ceiling height, irrigation system. and private home gym add to the convenience and luxury. Perfectly located near the river valley, U of A, Whyte Ave and downtown, this home is a rare gem.

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 25

Zoning Zone 10

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Listing information last updated on July 8th, 2025 at 6:47pm MDT