

Courtesy Of Wassim Moustapha Of Initia Real Estate

# \$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 16th, 2025 at 7:17pm MDT