

## \$2,380,000 - 13804 85 Avenue, Edmonton

MLS® #E4446784

**\$2,380,000**

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 this 5 bed / 4.5 bath (with 2 being ensuite plus 1 jack and Jill for ultimate privacy) home to discover hardwood floors 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, heated floors, 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® # E4446784

Price \$2,380,000



|                |                        |
|----------------|------------------------|
| 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 | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, Wet Bar, Infill Property, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Detached                                                                                                                   |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler, Wet Bar |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                     |
| Stories           | 3                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Hardie Board Siding                             |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground |

|              |                                          |
|--------------|------------------------------------------|
|              | Nearby, Public Transportation, Schools   |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Brick, Stucco, Hardie Board Siding |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 24             |
| Zoning         | Zone 10        |

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Listing information last updated on August 2nd, 2025 at 11:32am MDT