

## \$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

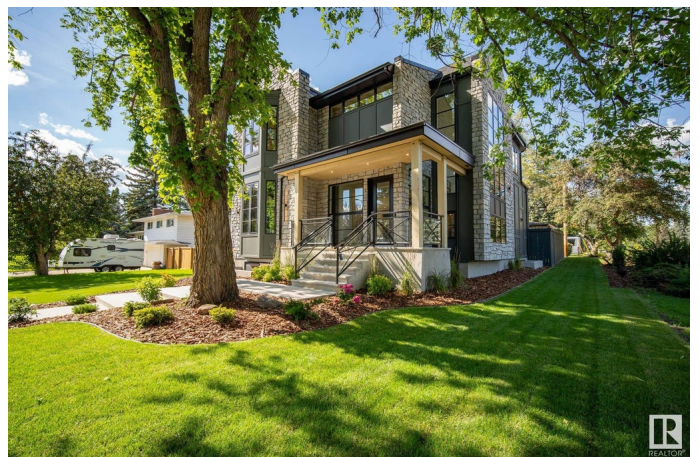
Welcome to luxury living in Laurier, one of Edmonton's most prestigious neighbourhoods. This stunning 3030 sq. ft. custom-built infill showcases exceptional craftsmanship and high-end finishes throughout. Step inside this 5 bed / 4.5 bath (with 2 being ensuite plus 1 jack and Jill for ultimate privacy) 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	56
Zoning	Zone 10

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Listing information last updated on September 3rd, 2025 at 3:02pm MDT