

Courtesy Of Jen R Liviniuk Of RE/MAX Real Estate

# \$849,900 - 14525 85 Avenue, Edmonton

MLS® #E4449930

**\$849,900**

3 Bedroom, 2.50 Bathroom, 1,228 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

REIMAGINED to reflect today's lifestyle, this stunning 3 bed, 2.5 bath bungalow features premium upgrades and sleek contemporary details. The open-concept main floor boasts hand-scraped white oak hardwood, updated lighting, and a redesigned fireplace with natural wood mantel and lime wash finish. The kitchen includes Calacatta Gold quartz countertops, refaced cabinets, farmhouse sink, backsplash, gold-tone faucet, and new stainless steel appliances. Primary bedroom has a walk-in closet and renovated ensuite w/soaker tub. A new powder room was added to the main floor and the mudroom has in-floor heat. The finished basement includes a full bath w/heated floors, laundry, gym & a family room that strikes the perfect balance between practical living and everyday fun—a thoughtfully designed space. South-facing backyard features composite deck (2020), patio stones, artificial turf with 3-hole putting green, and Gemstone exterior lighting. Oversized double garage (2016) includes loft space & Proslat wall panels.

Built in 1957

## Essential Information

MLS® # E4449930

Price \$849,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,228
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	14525 85 Avenue
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3Z5

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exercise Room
Parking Spaces	6
Parking	Double Garage Detached, Over Sized, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	65 x 100
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 26th, 2025
Days on Market	4
Zoning	Zone 10

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Listing information last updated on July 30th, 2025 at 1:18pm MDT