

## \$2,900,000 - 14807 80 Avenue, Edmonton

MLS® #E4461359

**\$2,900,000**

5 Bedroom, 4.50 Bathroom, 6,693 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

Total 8 units. 3-story 6680 sqft Corner Lot. Rare Opportunity in Laurier Heights (high-end community)! Laurier Heights offers scenic living on the west bank of the North Saskatchewan River Valley, recognized for its historic streets and proximity to the City's Valley Zoo and river valley recreational areas. The well-designed 3-story height project is 8-units: 4 upper units(3-bed), 4 lower units(2-bed), and 3 single detached garages. The 4 spacious Upper units, each approximately 1,670 sq.ft., 3 beds, 2.5 baths, a bonus/flex room, and a rooftop balcony offering impressive city views—ideal for families or executive tenants seeking space and luxury. The 4 lower units are efficiently laid out with 2 beds, 1 full bath, living and dining areas, averaging 620 sq.ft. each—perfect for small families. Photos are 3D renderings. Excavation stage. Completion est. Summer/Fall 2026. Qualify for CMHC MLI Select program.



Built in 2025

### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4461359    |
| Price     | \$2,900,000 |
| Bedrooms  | 5           |
| Bathrooms | 4.50        |

|                |               |
|----------------|---------------|
| Full Baths     | 4             |
| Half Baths     | 1             |
| Square Footage | 6,693         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14807 80 Avenue |
| Area        | Edmonton        |
| Subdivision | Laurier Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 3K8         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Ceiling 9 ft.          |
| Parking Spaces | 3                      |
| Parking        | Triple Garage Detached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 4                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                |
| Exterior Features | Corner Lot, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Vinyl                                                |
| Foundation        | Concrete Perimeter                                         |

**Additional Information**

Date Listed           October 8th, 2025  
Days on Market     15  
Zoning                Zone 10

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