

\$865,000 - 13908 86 Avenue, Edmonton

MLS® #E4450637

\$865,000

5 Bedroom, 2.00 Bathroom, 1,303 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

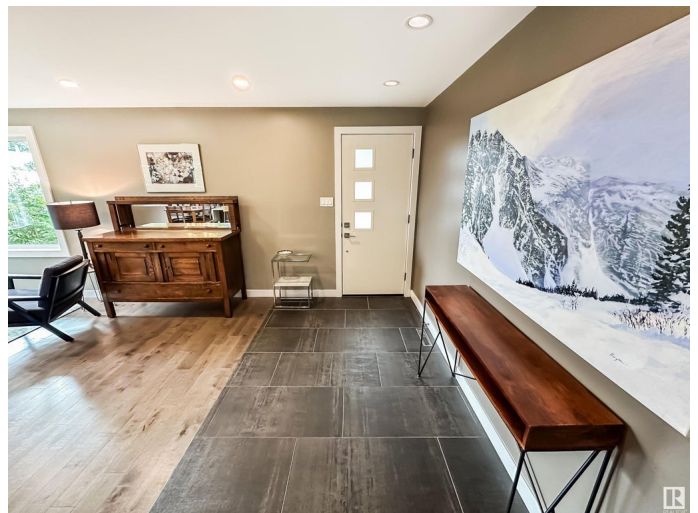
EXTENSIVELY RENOVATED LAURIER HEIGHTS 4-LEVEL SPLIT ON A PIE LOT Set on a quiet crescent in desirable Laurier Heights, this beautifully upgraded 4-bedroom home on a large pie lot blends thoughtful design with everyday function. In 2017–2018, the main floor was completely reimagined by Aquarian Renovations with a stunning transformation: the wall between the kitchen and living room was removed to create an open, flowing layout with engineered hardwood floors, wide sightlines, and exceptional natural light. The custom kitchen is a showpiece, featuring Cambria quartz countertops (including waterfall island and coffee bar), designer tile, heated floors, and new cabinetry. Lux windows and new doors were installed throughout the top three levels. Upstairs are three spacious bedrooms and an updated bath; the third level features a cozy family room with gas fireplace, bedroom/den, laundry, and bath. Basement offers rec space and a fourth bedroom. HWT (2023), garage roof (2021), and more. Welcome home!

Built in 1961

Essential Information

MLS® # E4450637

Price \$865,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,303
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	13908 86 Avenue
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4A9

Amenities

Amenities	Deck, No Smoking Home, Patio
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 31st, 2025
Days on Market	2
Zoning	Zone 10

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Listing information last updated on August 2nd, 2025 at 1:32pm MDT