

# **\$1,139,000 - 13711 81 Avenue, Edmonton**

MLS® #E4452082

**\$1,139,000**

4 Bedroom, 3.00 Bathroom, 1,767 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

Outstanding East Laurier Heights Location! Elegant yet Comfortable, Architectural Beauty with a Custom Floor Plan that is perfect for the family and excellent for entertaining! 3 +1 bedrooms with 3 full bathrooms offers separate spaces for work family and guests. 3 family areas include; family room off kitchen, rec room with gas fireplace and a formal living room. Loads of storage! The considerable upgrades to the home include kitchen Quartz counter tops/backsplash and newer Appliances, a fully redone ensuite, flooring upgrades, new windows, window coverings, new furnace and much more! The stunning yard has areas for Gardening, Eating, Lounging, Firepit area and Storage. Beautifully surrounded by trees and shrubs and fencing, offering amazing privacy. Just a short walk from the Valley Zoo and Laurier Park/ Dog Park. Walk to shopping and restaurants! Over a Quarter Acre Lot! 78 foot Width.

Built in 1962

## **Essential Information**

MLS® #	E4452082
Price	\$1,139,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,767
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	13711 81 Avenue
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3N9

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached, Front/Rear Drive Access, Parking Pad Cement/Paved, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Playground Nearby, Private Setting, Public Transportation
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

**School Information**

Elementary	Laurier
Middle	St. Rose
High	Ross Sheppard, MacDonald

**Additional Information**

Date Listed	August 8th, 2025
Days on Market	1
Zoning	Zone 10

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 9th, 2025 at 5:02am MDT