

## \$319,000 - 14610 85 Ave, Edmonton

MLS® #E4423606

**\$319,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

This 25 ft wide by 100 ft long vacant lot offers the perfect opportunity to build your dream home in one of Edmonton's most desirable communities. Prime location with a wealth of amenities nearby, including shopping, golf courses, and the Laurier Heights Community Center & Arena - minutes from downtown. Enjoy the convenience of being within walking distance to Laurier Heights School (Elementary and Junior High), the Edmonton Valley Zoo, parks, and the scenic North Saskatchewan River. This mature community features a charming blend of old and new homes and offers the best of both nature and urban living. The lot is ready for development, as the existing home has already been demolished. You have the option to purchase the lot and build your dream home yourself, or work with a builder of your choice. Imagine creating a beautiful two-story home with a legal basement suite for extra income and a double detached garage. Don't miss the chance to secure your future in this vibrant, family-friendly neighborhood!

### Essential Information

MLS® #	E4423606
Price	\$319,000
Bathrooms	0.00



Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	14610 85 Ave
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3Z4

### Exterior

Exterior Features	Back Lane, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
-------------------	--

### Additional Information

Date Listed	March 1st, 2025
Days on Market	60
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 April 30th, 2025 at 5:02pm MDT