# \$1,395,000 - 11711 83 Avenue, Edmonton

MLS® #E4442834

## \$1,395,000

7 Bedroom, 6.00 Bathroom, 2,407 sqft Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Discover exceptional living in this stunning new infill home in prestigious Windsor Park, just moments from the University of Alberta, hospital, LRT, and scenic river valley trails. Thoughtfully designed with a south-facing backyard and an oversized garage, this home offers 3,280 sq. ft. of beautifully finished space including 4 spacious bedrooms plus a main floor office and 6 full baths in total. The airy open-concept floor plan features a chef's island kitchen with sleek quartz counters, a cozy fireplace, and warm engineered hardwood flooring. Enjoy the convenience of laundry on both upper and lower levels, plus a fully legal 3-bedroom basement suiteâ€"ideal for extended family or income potential. Landscaping and deck are included, and the home is move-in ready for quick possession. A rare opportunity in one of Edmonton's most coveted communities!

Built in 2025

### **Essential Information**

MLS® # E4442834

Price \$1,395,000

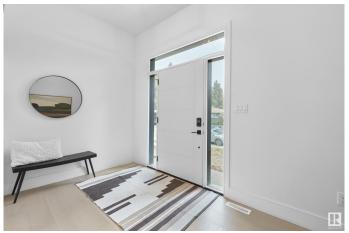
Bedrooms 7

Bathrooms 6.00

Full Baths 6

Square Footage 2,407







Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 11711 83 Avenue

Area Edmonton

Subdivision Windsor Park (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6G 0V2

## **Amenities**

Amenities Air Conditioner, Deck, Exterior Walls- 2"x6", No Animal Home, Secured

Parking, Infill Property

Parking Double Garage Detached, Over Sized

### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In,

Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Dryer-Two,

Refrigerators-Two, Washers-Two, Dishwasher-Two

Heating Forced Air-2, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Metal, Stucco

Exterior Features Back Lane

Roof Asphalt Shingles

Construction Wood, Metal, Stucco

Foundation Concrete Perimeter

## **School Information**

Elementary Windsor Park

Middle McKernan

High Strathcona/Old Scona

## **Additional Information**

Date Listed June 16th, 2025

Days on Market 34

Zoning Zone 15

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Listing information last updated on July 20th, 2025 at 7:32pm MDT