

# \$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 suite—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

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 July 20th, 2025 at 3:17pm MDT