

## \$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 | 55              |
| Zoning         | Zone 15         |

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Listing information last updated on August 10th, 2025 at 1:32pm MDT