

\$998,000 - 11748 University Avenue, Edmonton

MLS® #E4447666

\$998,000

4 Bedroom, 2.00 Bathroom, 2,424 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

9,800 SQFT LOT, MID-MOD DESIGN,
GORGEOUS VIEWS IN WINDSOR PARK!

Incredible investment - live, rent, renovate or redevelop! The architecturally distinct Lord Residence is eligible for historic designation and funding. This one-of-a-kind property offers a new kitchen, new roof, 200Amp electrical service, vaulted ceilings, oversized windows with park views, and a distinctive open layout. The upper level features a welcoming lobby, living and dining areas with gorgeous views, a galley kitchen with quartz counters, waterfall island and KitchenAid Professional Series stainless appliances, a king-sized primary with 4pc bath, and a vintage office. The lower (ground) level includes three more bedrooms, a family room, and a 4pc bath. Carefully preserved original character-wood walls, vintage lighting, cork flooring, and built-ins-blends with modern upgrades. Dimensions: front of lot 85', back 63.6' x sides 135' and 132'. Zoned for the top rated Windsor Park Elementary School and steps to the U of A & River Valley.

Built in 1953

Essential Information

MLS® # E4447666

Price \$998,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,424 |
| Acres | 0.00 |
| Year Built | 1953 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 11748 University Avenue |
| Area | Edmonton |
| Subdivision | Windsor Park (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 1Z5 |

Amenities

| | |
|----------------|--|
| Amenities | On Street Parking, Air Conditioner, Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling, See Remarks, Rooftop Deck/Patio |
| Parking Spaces | 3 |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Washer, Window Coverings, Stove-Countertop Inductn |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing, Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby |
| Roof | EPDM Membrane |
| Construction | Wood |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|--------------|
| Elementary | Windsor Park |
| Middle | McKernan |
| High | Strathcona |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 14th, 2025 |
| Days on Market | 16 |
| Zoning | Zone 15 |

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Listing information last updated on July 30th, 2025 at 8:18pm MDT