

# \$1,088,000 - 11748 University Avenue, Edmonton

MLS® #E4441073

**\$1,088,000**

4 Bedroom, 2.00 Bathroom, 2,424 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

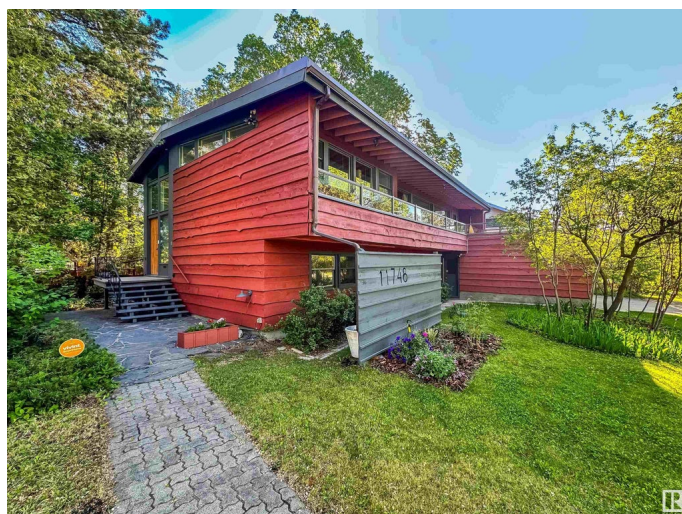
**MIDCENTURY GEM WITH GORGEOUS VIEWS IN WINDSOR PARK** Welcome to the Lord Residence, an architect-designed midcentury home in one of Edmonton's most sought-after locations, just steps from the University of Alberta, Cross Cancer Institute, and the river valley. Set on a 9,800+ sqft lot, this one-of-a-kind property offers vaulted ceilings, oversized windows with treetop views, and a distinctive open layout. The upper level features a welcoming lobby, expansive living and dining areas, a renovated galley kitchen with quartz counters, waterfall island, and stainless appliances, plus a king-sized primary with 4pc ensuite, and an office. The lower main 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 like LED pot lights, rooftop glass railings, and a new torch-on roof. 200 Amp service, and more. Walk to Square One Coffee, Windsor Park School, and River Valley Trails.

Built in 1953

## Essential Information

MLS® # E4441073

Price \$1,088,000



|                |                        |
|----------------|------------------------|
| 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    | June 6th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 15        |

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Listing information last updated on June 16th, 2025 at 7:17am MDT