

# \$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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