

# \$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

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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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