

\$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 9:17pm MDT