

Courtesy Of Tyler J Ellis Of Real Broker

## \$1,199,900 - 14711 88 Avenue, Edmonton

MLS® #E4455689

**\$1,199,900**

5 Bedroom, 3.50 Bathroom, 2,422 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Experience modern luxury in the heart of prestigious Parkview. This brand-new, custom farmhouse offers nearly 3,500 sq.ft. of light-filled living with 10ft ceilings and a striking eastern stringer staircase. The main floor boasts a private office, stone gas fireplace, and chef's kitchen with waterfall quartz island, Bosch appliances, and custom cabinetry. Upstairs, retreat to a vaulted-ceiling primary suite with spa-inspired ensuite and walk-in closet, plus a bonus room and full laundry. The finished basement adds a large entertainment room, bedroom, and gym. Outdoors, enjoy an oversized south facing deck, while the EV ready garage with 60A service keeps you future-ready. Finished with durable Hardie board and premium details, this rare offering is steps from top schools, River Valley trails, and downtown—an unmatched blend of family comfort and urban sophistication.

Built in 2025

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4455689    |
| Price      | \$1,199,900 |
| Bedrooms   | 5           |
| Bathrooms  | 3.50        |
| Full Baths | 3           |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,422                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14711 88 Avenue |
| Area        | Edmonton        |
| Subdivision | Parkview        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 4J9         |

### Amenities

|           |                                                                                                                                                                                                                                                                                                                                    |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Bar, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Hot Water Natural Gas, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows, Wet Bar, Infill Property, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking   | 220 Volt Wiring, Double Garage Detached, Over Sized, Rear Drive Access                                                                                                                                                                                                                                                             |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Dishwasher - Energy Star, Dryer, Hood Fan, Oven-Microwave, Refrigerator-Energy Star, Stove-Gas, Washer - Energy Star |
| Heating           | Forced Air-1, Natural Gas                                                                                            |
| Stories           | 2                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Finished                                                                                                       |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Hardie Board Siding                                                                                        |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Paved Lane, Picnic Area, Schools, Shopping Nearby |

|              |                                  |
|--------------|----------------------------------|
| Roof         | Asphalt Shingles                 |
| Construction | Wood, Brick, Hardie Board Siding |
| Foundation   | Concrete Perimeter               |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 7                   |
| Zoning         | Zone 10             |

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Listing information last updated on September 9th, 2025 at 9:17pm MDT