

\$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

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 if you want to preserve it! Just steps from the U of A, Cross Cancer Institute, and the river valley. 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, living and dining areas with gorgeous views, a galley kitchen with quartz counters, waterfall island and stainless appliances, a king-sized primary with 4pc bath, 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, a new torch-on roof, 200 Amp service. Dimensions: front of lot 85', back 63.6' x sides 135' and 132'.

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	37
Zoning	Zone 15

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