

Courtesy Of Shane Gwilliam Of Sable Realty

## \$840,000 - 14715 88 Avenue, Edmonton

MLS® #E4423696

**\$840,000**

3 Bedroom, 2.50 Bathroom, 1,681 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Located on a beautiful mature treed street in Parkview, is this stunning high spec infill built by the reputable House of Modernity. No detail in this home has been overlooked by Blank Slate YEG Interior Design combining contemporary style with functional living spaces, making it ideal for modern lifestyles. Home features engineered hardwood flooring throughout (including staircase), 9 FT ceilings, high end lighting package, and the perfect layout with rare rear living room with fireplace and built-ins. The main floor offers a functional and visually striking kitchen with two-tone cabinetry, tile backsplash, and impressive round island with quartz counters perfect for entertaining. Dining room lets in loads of natural light with its large windows and is spacious enough for large gatherings. Upstairs will lead you to 3 bedrooms, the primary suite is generously sized and offers spacious walk-in closet and luxurious en-suite bath. Why live an ordinary life when you can live in this extraordinary home.

Built in 2025

### Essential Information

MLS® # E4423696

Price \$840,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,681                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14715 88 Avenue |
| Area        | Edmonton        |
| Subdivision | Parkview        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 4J9         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home, Natural Gas Stove Hookup |
| Parking   | Double Garage Detached   |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Appliances        | Garage Control, Garage Opener |
| Heating           | Forced Air-1, Natural Gas     |
| Stories           | 2                             |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Not Fenced, Not Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |

Foundation Concrete Perimeter

### Additional Information

Date Listed March 3rd, 2025

Days on Market 104

Zoning Zone 10



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Listing information last updated on June 15th, 2025 at 5:02pm MDT