

# **\$1,199,999 - 14717 88 Avenue, Edmonton**

MLS® #E4459735

**\$1,199,999**

5 Bedroom, 4.50 Bathroom, 2,652 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

This brand new custom built (NOT A SKINNY) turn-key home in Parkview will leave you breathless! No detail has been overlooked! With 3+2 beds, 4.5 baths and 3900+ sqft of developed living space this Green Built home is finished to the highest quality both inside & out! Insulated TRIPLE GARAGE, LANDSCAPED, appliance allowance, security system, HARDIE siding, deck, rough in EV charger, gas line to BBQ , FINISHED BASEMENT!wow! Stunning, triple glazed strategically placed windows fill the home with light while flanking the open concept living space anchored by a gas fireplace & custom wall details. Walk through butler's pantry/wine/coffee bar & open to above staircase will leave you breathless! A luxurious primary suite is a private oasis noting a spa-inspired ensuite boasting dual vanities, walk in shower and soaker tub! BONUS ROOM & upper bedrooms each with ensuite & walk in closet! Upper laundry! Beautifully DEVELOPED BASEMENT notes WET BAR! Sophisticated, elegant, convenient & functional! Welcome Home!

Built in 2025

## **Essential Information**

MLS® # E4459735

Price \$1,199,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,652                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14717 88 Avenue |
| Area        | Edmonton        |
| Subdivision | Parkview        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 4J9         |

### Amenities

|           |                                                                                                                                                                                                                                                                                                                                          |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Bar, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, Wet Bar, Green Building, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking   | Insulated, Triple Garage Detached                                                                                                                                                                                                                                                                                                        |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Alarm/Security System, Garage Control, Garage Opener, See Remarks, Builder Appliance Credit |
| Heating           | Forced Air-2, Natural Gas                                                                   |
| Fireplace         | Yes                                                                                         |
| Fireplaces        | Tile Surround                                                                               |
| Stories           | 3                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Finished                                                                              |

**Exterior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Hardie Board Siding                                                                            |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Stone, Hardie Board Siding                                                                            |
| Foundation        | Concrete Perimeter                                                                                          |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | Rio/Pat Heights |
| Middle     | St Rose/Laurier |
| High       | FX/JP           |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 10              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 30th, 2025 at 2:17pm MDT