

Courtesy Of Tyler J Ellis Of Real Broker

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

MLS® #E4448323

**\$1,199,900**

4 Bedroom, 3.50 Bathroom, 2,438 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Stunning modern farmhouse built by Neil Roy Homes in the heart of prestigious Parkview. This brand-new, custom-built home offers nearly 3,500 sq ft of living space with 10-ft ceilings, a striking eastern stringer staircase, and a bright open layout. The main floor includes a spacious office, stone gas fireplace, and chef's kitchen with a waterfall quartz island, Bosch appliances, and custom cabinetry. Upstairs, enjoy a vaulted-ceiling primary retreat with spa-like ensuite and walk-in closet, plus a large bonus room and walk-in laundry with sink and storage. The south-facing backyard features an oversized deck ideal for summer entertaining. The oversized garage offers 60A EV-ready service. Finished with durable Hardie board and plank siding and designed with premium materials throughout. Located steps from top-rated schools, River Valley trails, and downtown. A rare luxury offering in one of Edmonton's most coveted and family-friendly neighbourhoods.

Built in 2025

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4448323    |
| Price    | \$1,199,900 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,438                  |
| 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, Television Connection, 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, 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 S                                 |
| Exterior Features | Boating, Fenced, Flat Site, L<br>Landscape, Paved Lane, Pic |
| Roof              | Metal                                                       |
| Construction      | Wood, Brick, Hardie Board S                                 |
| Foundation        | Concrete Perimeter                                          |



**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 10         |

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Listing information last updated on August 2nd, 2025 at 10:17pm MDT