

## \$965,000 - 11748 University Avenue, Edmonton

MLS® #E4454368

**\$965,000**

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 up to \$100k in funding. Extensive upgrades include: new kitchen, new roof, 200Amp electrical service, vaulted ceilings, oversized windows with treed views, and a distinctive open layout. The upper level features an open lobby, huge living and dining areas, galley kitchen with quartz counters, waterfall island and KitchenAid Professional Series stainless appliances, a king-sized primary with 4pc bath, and an office. The lower (ground) 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. Dimensions: front of lot 85', back 63.6' x sides 135' and 132'. Zoned for the top rated Windsor Park Elementary School and steps to the U of A & River Valley.

Built in 1953

### Essential Information

MLS® # E4454368

Price \$965,000



|                |                        |
|----------------|------------------------|
| 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    | August 22nd, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 15           |

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Listing information last updated on September 1st, 2025 at 4:32am MDT