

Courtesy Of Jessica Twidale Of Schmidt Realty Group Inc

## \$999,000 - 11723 91 Avenue, Edmonton

MLS® #E4427705

**\$999,000**

4 Bedroom, 3.00 Bathroom, 2,039 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Prime Windsor Park location - just a short walk to the University of Alberta and the River Valley. This classic home features a beautiful wood burning stove and a huge wall of built in shelves in the living room which flows to the formal dining room and updated modern Kitchen . There is also a wood fireplace in Family Room. Upstairs 4 spacious bedrooms and 2 bathrooms including ensuite make for space and comfort. The basement features a large recreation room, 3 piece bathroom, laundry room, storage, and a cold room! The huge screened in back porch flows out to a natural edible organic garden and yard full of fruit trees and shrubs. The back yard is so sunny with southern exposure and the Soil has been steadily improved over 20 years. The double detached garage is convenient for parking off back alley as well as tandem parking in front.

Built in 1948

### Essential Information

MLS® #	E4427705
Price	\$999,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,039



Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11723 91 Avenue
Area	Edmonton
Subdivision	Windsor Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 1B1

### **Amenities**

Amenities	Off Street Parking, Deck, No Animal Home, Wall Unit-Built-In
Parking	Double Garage Detached, Tandem

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Wood Stove, Natural Gas, Wood
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 8

Zoning Zone 15

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