

Courtesy Of Jenny Y Chi Of MaxWell Polaris

## \$2,200,000 - 13807 88 Avenue, Edmonton

MLS® #E4431008

**\$2,200,000**

4 Bedroom, 3.50 Bathroom, 2,422 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Welcome to a residence where design, function, and craftsmanship align in perfect harmony. Located in the highly sought-after community of Parkview, this 2,421sf home is a true work of art, crafted through a visionary collaboration between two award-winning firms: Design Two Group (architectural) and Nako Design (interiors). The Scandinavian-Japanese inspired home blends warm minimalism w/ high-functioning luxury. Featuring heat-treated exterior wood slats & deck, 10ft ceilings, and 8ft doors, the main floor offers an open-concept layout w/ abundant storage & a chef's kitchen fully upgraded from appliances to fixtures. High-end finishes and custom work throughout, including a modular peg wall and appliance garage. THREE spacious bedrooms upstairs, TWO 5pc baths, ONE bonus room & TONS of natural light from the oversized windows & skylight. The fully finished basement includes 1 bed/1 bath, family room, gym, AND a wet bar roughed-in for future changes. Rare and refined – this home is a modern masterpiece!

Built in 2023

### Essential Information

MLS® #	E4431008
Price	\$2,200,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,422
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	13807 88 Avenue
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4J1

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Skylight, See Remarks, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Detached, Insulated, Over Sized, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, Stove-Countertop Inductn, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Remote Control
Stories	3
Has Basement	Yes

Basement	Full, Finished
----------	----------------

## Exterior

Exterior	Wood, Brick, Stucco
----------	---------------------

Exterior Features	Back Lane, Fenced, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
-------------------	--

Roof	Asphalt Shingles
------	------------------

Construction	Wood, Brick, Stucco
--------------	---------------------

Foundation	Concrete Perimeter
------------	--------------------

## School Information

Elementary	Parkview School
------------	-----------------

Middle	St. Rose School
--------	-----------------

High	St. Francis Xavier HS
------	-----------------------

## Additional Information

Date Listed	April 15th, 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 April 19th, 2025 at 11:47am MDT