

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 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

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 August 3rd, 2025 at 12:17pm MDT