

\$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 | 2 |
| 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 July 19th, 2025 at 7:17am MDT