

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 9

Zoning Zone 15

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Listing information last updated on April 5th, 2025 at 2:02pm MDT