

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

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|--------|-------------|
| MLS® # | E4431008 |
| Price | \$2,200,000 |



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|----------------|------------------------|
| 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

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

Amenities

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|-----------|--|
| 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

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|-------------------|--|
| 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 |

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| Basement | Full, Finished |
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Exterior

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|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
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| Exterior Features | Back Lane, Fenced, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
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| Roof | Asphalt Shingles |
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| Construction | Wood, Brick, Stucco |
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| Foundation | Concrete Perimeter |
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School Information

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| Elementary | Parkview School |
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| Middle | St. Rose School |
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| High | St. Francis Xavier HS |
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Additional Information

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| Date Listed | April 15th, 2025 |
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| Days on Market | 6 |
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| Zoning | Zone 10 |
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Listing information last updated on April 21st, 2025 at 7:32am MDT