

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

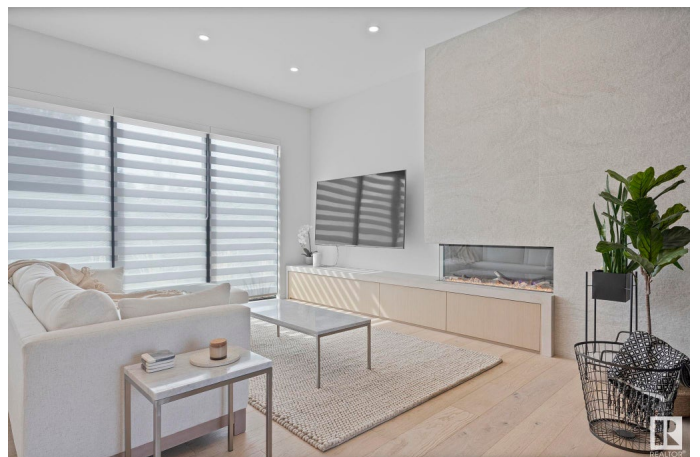
Parkview, Edmonton, AB

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 | 82 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 10 |
|--------|---------|

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Listing information last updated on July 5th, 2025 at 9:47pm MDT