

# \$1,188,800 - 11743 83 Avenue Nw, Edmonton

MLS® #E4230329

**\$1,188,800**

3 Bedroom, 4.00 Bathroom, 2,556 sqft  
Single Family on 0.00 Acres

Windsor Park\_EDMO, Edmonton, AB

Very rare brand new FRONT Double Attached garage two story Single Family in Windsor Park community! Fantastic location Walking distance to University of Alberta , Whyte avenue, River golf, and LRT Station. The Southwest facing back yard features excellent natural light on Two levels. The chef's kitchen including a Built-In-Refrigerator, gas stove, Built-in Dishwasher, built in microwave, hood-fan, and coffee machine. 10' ceiling through out main floor and 9' ceiling for both basement and second floor. Remarkable master bedroom has walk-in closet & luxurious 4-piece en-suite bathroom. Open Bonus room for family entertaining or office, and two more bedroom with two bathrooms. Side entrance and unfinished basement are waiting for your design. Large backyard has enough space use for outdoor entertaining or build garage suite. AND Garage Heater

Built in 2020

## Essential Information

MLS® #	E4230329
Price	\$1,188,800
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,556



11743 83 Ave NW, Edmonton, AB

Main Floor Total Exterior Area 107.35 m<sup>2</sup>  
Total Interior Area 99.37 m<sup>2</sup>



0 2 4 m

PREPARED: Feb 2021

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2nd Floor Total Exterior Area 130.08 m<sup>2</sup>  
Total Interior Area 122.10 m<sup>2</sup>



0 2 4 m

PREPARED: Feb 2021

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey
Status	ACTIVE
Zone	Zone 15

### **Community Information**

Address	11743 83 Avenue Nw
Area	Edmonton
Subdivision	Windsor Park_EDMO
City	Edmonton
County	ALBERTA
State	AB
Zip Code	T6G 0V2

### **Amenities**

Features	Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Ceiling 10 ft.
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior	Ceramic Tile, Vinyl Plank
Interior Features	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler, Garage heater
Heating	Forced Air-1
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Hardie Board Siding, Stone, Vinyl
Exterior Features	Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood Frame

Foundation          Wood

### **Additional Information**

Date Listed          February 26th, 2021

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Listing information last updated on May 6th, 2021 at 6:01pm MDT