

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

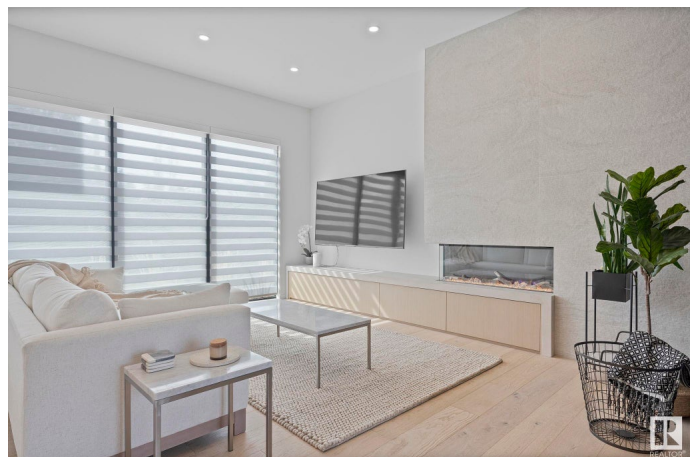
Welcome to a residence where design, function, and craftsmanship align in perfect harmony. Located in the highly sought-after community of Parkview, this 2,421sf home is a true work of art, crafted through a visionary collaboration between two award-winning firms: Design Two Group (architectural) and 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        148

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 September 10th, 2025 at 7:02am MDT