

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	60
----------------	----

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 June 14th, 2025 at 1:32am MDT