

## \$899,000 - 14411 91 Avenue, Edmonton

MLS® #E4445068

**\$899,000**

4 Bedroom, 4.00 Bathroom, 1,838 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Welcome to this beautifully renovated home by Ackard Construction, perfectly positioned across from Parkview School and Playground. Redesigned with a modern, elegant palette, this home offers over 3,000 sq ft of meticulously finished living space, including 4 generous bedrooms and 4 full bathrooms. The warm hardwood floors and smart layout create an inviting atmosphere, while the expansive mudroom adds convenience and functionality. A main floor laundry hookup offers added flexibility. You'll love the spacious bonus room, updated mechanical systems for worry-free living, and the sunny south-facing backyardâ€™complete with a hot tubâ€™perfect for relaxing or entertaining. Thoughtful touches like abundant storage and an oversized double garage enhance the homeâ€™s functionality. Professionally landscaped and move-in ready, this is Parkview living at its bestâ€™just minutes from shopping, transit, and Downtown!

Built in 1957

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445068  |
| Price      | \$899,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,838                  |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14411 91 Avenue |
| Area        | Edmonton        |
| Subdivision | Parkview        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 4Y5         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Hot Tub, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached, Parking Pad Cement/Paved         |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Wall Mount   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Hardie Board Siding   |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                           |
|--------------|---------------------------|
| Construction | Wood, Hardie Board Siding |
| Foundation   | Concrete Perimeter        |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Parkview/St. Rose |
| Middle     | Parkview          |
| High       | Ross Sheppard     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 10         |

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Listing information last updated on July 7th, 2025 at 10:32pm MDT