

Courtesy Of Rod F Thompson Of Method Realty

# \$1,899,000 - 11619 Saskatchewan Drive, Edmonton

MLS® #E4420880

**\$1,899,000**

3 Bedroom, 3.50 Bathroom, 3,032 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

RARE WINDSOR PARK HOME with CITY VIEWS ~ 76' X 150' LOT~ INCREDIBLE REDEVELOPMENT OPPORTUNITY - Unbeatable location with breathtaking River Valley & City Skyline views! This stunning character home in Windsor Park sits on a rare 11,000+ sq. ft. lot, just steps from the University of Alberta and minutes from downtown, golf courses, hospitals, and Whyte Ave. Boasting 4,000+ sq. ft. of living space, this home blends classic charm with modern upgrades. Features include 4 beds, 3.5 baths, 3 living rooms, formal dining, a gourmet kitchen with granite counters & gas stove, plus 3 fireplaces. The expansive south-facing backyard offers a large swimming pool, patio, mature trees, and a double garage. The primary suite includes a spa-like ensuite with heated marble floors. Recent updates: new roof, insulation, furnaces, pool equipment & fresh paint. A rare opportunity to own a prestigious estate home in one of Edmonton's best locations.

Built in 1927

## Essential Information

MLS® #	E4420880
Price	\$1,899,000
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,032
Acres	0.00
Year Built	1927
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11619 Saskatchewan Drive
Area	Edmonton
Subdivision	Windsor Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2B5

### Amenities

Amenities	Patio, Pool-Outdoor, Smart/Program. Thermostat
Parking	Double Garage Detached, Rear Drive Access
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Compactor, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Park/Reserve, Public

Transportation, River Valley View, Schools, Shopping Nearby, View City

Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 8th, 2025
Days on Market	70
Zoning	Zone 15

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