

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 | 128                |
| Zoning         | Zone 15            |

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Listing information last updated on June 16th, 2025 at 9:02pm MDT