

# **\$1,585,000 - 11606 89 Avenue, Edmonton**

MLS® #E4393005

**\$1,585,000**

3 Bedroom, 3.00 Bathroom, 2,243 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

**CERTIFIED NET ZERO ENERGY HOME.**

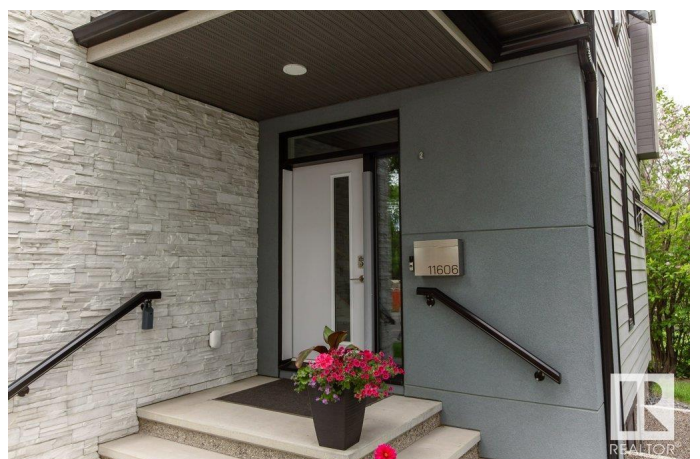
Average utilities \$ 350/ month including garage suite and heated 3 car garage.

Fantastic property built in 2020 in a superb location in Windsor Park. This is definitely a very unique and desirable property featuring a three car garage with a one bedroom 534 sq ft self-contained suite and a 28' south facing balcony. As soon as you walk through the door of the main house you're greeted with an open floor plan flooded with natural light through the extra large windows on two sides. Enjoy al fresco dining on your private west facing deck just off the kitchen. This home is overflowing with features: stucco, stone and cement fiber board siding , a 3rd floor office or den with bar fridge and sink and access to your roof top deck, 3 second floor bedrooms all with ensuites, 50 SOLAR PANELS on house and garage to reduce utility costs, central air conditioning, tankless hot water system. 3 maintenance free decks. Plus many more to see on viewing.

Built in 2020

## **Essential Information**

MLS® #	E4393005
Price	\$1,585,000
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,243
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

### Community Information

Address	11606 89 Avenue
Area	Edmonton
Subdivision	Windsor Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0Z9

### Amenities

Amenities	Off Street Parking, Hot Water Tankless, No Animal Home, No Smoking Home, Solar Equipment, Rooftop Deck/Patio
Parking	Triple Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Baseboard, Forced Air-1, Electric, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Fiber Cement, Stone, Stucco
Exterior Features	Corner Lot
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Stone, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 14th, 2024  
Days on Market                309  
Zoning                              Zone 15

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