

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

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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 Suite         | Yes   |
| 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 313  
Zoning Zone 15

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Listing information last updated on April 23rd, 2025 at 4:02pm MDT