

## \$2,685,000 - 11835 Saskatchewan Drive, Edmonton

MLS® #E4450346

**\$2,685,000**

4 Bedroom, 4.50 Bathroom, 3,505 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Perched above Hawrelak Park and the Mayfair Golf Course, this elegant Birkholz-built home sits on prestigious Saskatchewan Drive in Windsor Park—steps from the River Valley and UofA campus. Inside, the chef's kitchen is anchored by Sub-Zero and Miele appliances, Quartzite counters, a steam oven, warming drawer, 2 dishwashers, and a walk through pantry. Thoughtfully designed for both entertaining and everyday living, the home offers 4 distinct living spaces plus 2 bars, including a refrigerated beer tap. Each of the bedrooms upstairs includes their own ensuite. Take in sweeping River Valley views from the upper floor, or unwind on the west-facing patio with a front-row seat to Edmonton's finest sunsets. The beautifully manicured yard features a built-in BBQ, gas fire table, hot tub, gazebo, and full irrigation. The adjacent lot (60ft Frontage x 150ft depth) is also available as an extension to the yard. This home is truly a must see.

Built in 2017

### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4450346    |
| Price     | \$2,685,000 |
| Bedrooms  | 4           |
| Bathrooms | 4.50        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,505                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 11835 Saskatchewan Drive |
| Area        | Edmonton                 |
| Subdivision | Windsor Park (Edmonton)  |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6G 2B6                  |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Gazebo, Hot Tub, Skylight |
| Parking Spaces | 4                                                                                  |
| Parking        | Double Garage Attached, Heated                                                     |

### Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                       |
| Appliances        | Dryer, Freezer, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, Dishwasher-Two, Oven Built-In-Two, Hot Tub |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                    |
| Fireplaces        | Tile Surround                                                                                                                                                                          |
| Stories           | 3                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                         |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Golf Nearby, Landscaped, River Valley View, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Stone, Stucco                                                                            |
| Foundation        | Concrete Perimeter                                                                             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 15         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 5:32am MDT