

# **\$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
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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	2
Zoning	Zone 15

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Listing information last updated on August 1st, 2025 at 10:03am MDT