

## **\$1,098,000 - 8420 117 Street, Edmonton**

MLS® #E4424236

**\$1,098,000**

5 Bedroom, 3.50 Bathroom, 2,100 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

This beautiful former show home infill house is located in Edmonton's most desirable community, Windsor Park, and has never been lived in. Steps from UofA, schools, the hospital, and miles of River Valley trails and parks. The 2 story house features 9 foot ceilings for main and 2nd floor, open, bright contemporary living room with fireplace, a large kitchen with a quartz island and waterfall edge, and Walk in Pantry, a wet bar, triple pane windows, and modern appliances for the chef. The rear patio doors from the dining room area lead to an elevated composite deck overlooking the backyard. The upper level holds 3 large bedrooms including a spacious primary bedroom with a walk-in closet and a 5 piece spa-like ensuite, additional 4pcs bathroom and second floor laundry room W/ sink. Legal basement suite with 2 extra bedrooms, Separated furnace, separate entrance, full bath, kitchen, living room w/ fireplace and laundry. This lot and house are 3.5ft wider than a normal infill. A Perfect place to call home!

Built in 2020

### **Essential Information**

MLS® # E4424236

Price \$1,098,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,100                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 8420 117 Street         |
| Area        | Edmonton                |
| Subdivision | Windsor Park (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6G 1R4                 |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Wet Bar |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Wet Bar |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 3   |
| Has Basement      | Yes   |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stucco

Exterior Features      Back Lane, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof                              Asphalt Shingles

Construction              Wood, Stucco

Foundation                Concrete Perimeter

**School Information**

Elementary                Windsor Park School

High                            Strathcona High School

**Additional Information**

Date Listed                March 6th, 2025

Days on Market        47

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 April 22nd, 2025 at 2:17am MDT