

## \$1,050,000 - 8422 117 Street, Edmonton

MLS® #E4443188

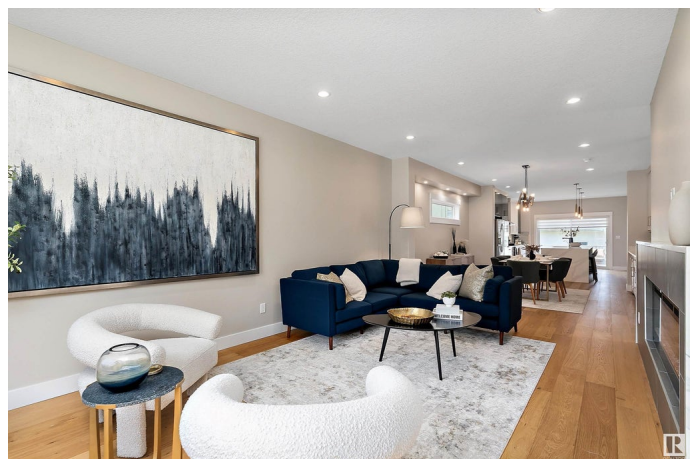
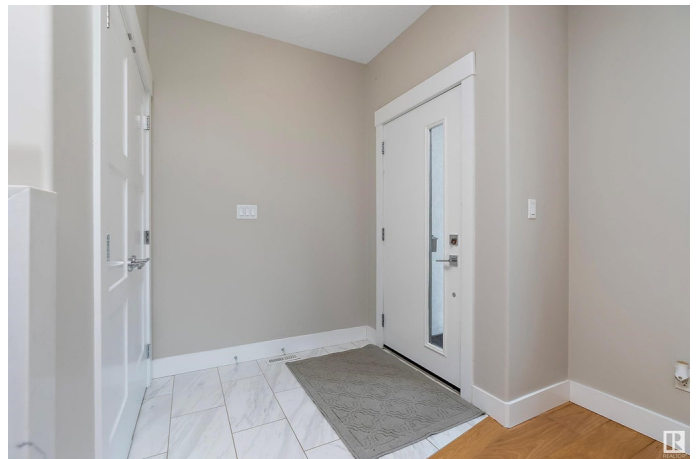
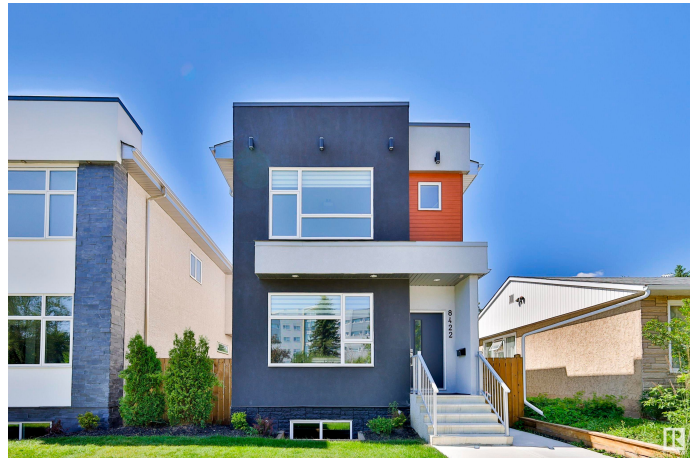
**\$1,050,000**

5 Bedroom, 3.50 Bathroom, 2,109 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Stylish Modern Infill in Prestigious Windsor Park! Welcome to this beautifully designed 2100 sq ft home, ideally located in one of Edmonton's most sought-after neighbourhoods—Windsor Park. This wider-than-average infill stands out with its sleek curb appeal, elegant landscaping, and thoughtful design. Inside, you'll find a spacious open-concept layout with modern finishes and 9' ceilings throughout and high end appliances. The upper level features 3 generously sized bedrooms, including a luxurious primary suite with a gorgeous ensuite bathroom—a perfect retreat at the end of the day. The insulated & drywalled double garage provides ample parking and storage. Downstairs, the fully finished 2-bedroom legal basement suite offers excellent income potential or a comfortable space for extended family. The house features 2 furnaces, 2 hot water tanks, and a reverse osmosis configuration for drinking water. Just minutes from the UofA, river valley, top schools, and downtown, this is urban living at its finest.



Built in 2020

### Essential Information

MLS® # E4443188

Price \$1,050,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,109                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 8422 117 Street         |
| Area        | Edmonton                |
| Subdivision | Windsor Park (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6G 1R4                 |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                           |
| Fireplaces        | Glass Door, Remote Control                                                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                                                             |
| Has Suite         | Yes                                                                                                                                                                                                           |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

## Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                 |
| Exterior Features | Back Lane, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Stucco                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                           |

## School Information

|            |                     |
|------------|---------------------|
| Elementary | Windsor Park School |
| Middle     | McKernan School     |
| High       | Old Scona Academic  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 46              |
| Zoning         | Zone 15         |

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Listing information last updated on August 4th, 2025 at 6:47pm MDT