

Courtesy Of Diana Wong Of RE/MAX River City

# \$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 infill house is located in Edmonton's most desirable community, Windsor Park. Steps away 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, a bright and open 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 high-end 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. Fully finished 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 2023

## 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     | 2023                   |
| 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 31

Zoning Zone 15

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Listing information last updated on April 6th, 2025 at 5:17am MDT