

## \$1,200,000 - 8454 117 Street, Edmonton

MLS® #E4427267

**\$1,200,000**

6 Bedroom, 5.00 Bathroom, 2,161 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Located in the heart of Windsor Park, this completely turn-key home offers an incredible blend of space, style, and convenience. Boasting a total of 7 bedrooms plus a den and 5 full baths, this stunning property is just steps from Windsor Park Elementary, a beautiful playground, and the University of Alberta—an unbeatable location for families and investors alike. The main floor features a thoughtfully designed office/bedroom with a full bath, perfect for guests or multi-generational living. The fully rented basement suite includes 3 bedrooms and 2 baths, providing excellent income potential. With elegant hardwood floors, a cozy fireplace, and a sun-drenched west-facing backyard, this home is both inviting and functional. A double garage and low-maintenance landscaping complete this exceptional property. Don't miss out on this rare opportunity in one of Edmonton's most sought-after neighborhoods!

Built in 2023

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4427267    |
| Price      | \$1,200,000 |
| Bedrooms   | 6           |
| Bathrooms  | 5.00        |
| Full Baths | 5           |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,161                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 8454 117 Street         |
| Area        | Edmonton                |
| Subdivision | Windsor Park (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6G 1R4                 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Garage Opener, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Wall Mount  |
| Stories           | 2   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Windsor Park         |
| Middle     | McKernan             |
| High       | Strathcona/Old Scona |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 42               |
| Zoning         | Zone 15          |

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Listing information last updated on May 2nd, 2025 at 1:32pm MDT