# \$999,000 - 8422 117 Street, Edmonton

MLS® #E4454852

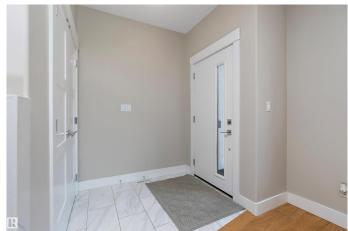
## \$999,000

5 Bedroom, 3.50 Bathroom, 2,100 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 neighbourhoodsâ€"Windsor Park. This wider-than-average infill stands out with its sleek curb appeal, elegant landscaping, and thoughtful design. Inside, you'l 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 bathroomâ€"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® # E4454852 Price \$999,000 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 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, 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 August 27th, 2025

Days on Market 62

Zoning Zone 15

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