# \$1,100,000 - 8454 117 Street, Edmonton

MLS® #E4427267

#### \$1,100,000

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 Albertaâ€"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 \$1,100,000

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 88

Zoning Zone 15

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