

## \$1,095,000 - 9104 117 Street, Edmonton

MLS® #E4440546

**\$1,095,000**

3 Bedroom, 3.50 Bathroom, 2,000 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Situated in the prestigious Windsor Park, this home combines contemporary design with timeless elegance in a peaceful setting. An open-concept layout with 10' ceilings, natural light & more custom features than you can count. The chef-inspired kitchen showcases quartz countertops, top-of-the-line S/S appliances, custom maple cabinetry & designer fixtures. The spacious dining area is perfect for entertaining, all set on sleek, heated polished concrete floors. Custom millwork & thoughtfully designed storage solutions are found throughout the home. The luxurious primary feats. 5-pc ensuite with a glass-enclosed shower, private water closet, dual sinks & soaker tub. Upstairs, you'll also find a custom laundry area & 2nd primary with its own 3-pc ensuite, plus access to the staircase leading to the rooftop patio. The fully finished basement includes a large family room, versatile flex space, 3-pc & 3rd bedroom. All of this within walking distance to the U of A, hospital & some of the city's most scenic trails.

Built in 2020

### Essential Information

MLS® # E4440546

Price \$1,095,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,000                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 9104 117 Street         |
| Area        | Edmonton                |
| Subdivision | Windsor Park (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6G 1R9                 |

### Amenities

|           |                                                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, Wall Unit-Built-In |
| Parking   | Double Garage Detached                                                                                                       |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Washer, Dishwasher-Two, Stove-Induction |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                      |
| Fireplace         | Yes                                                                                                                                  |
| Fireplaces        | Mantel                                                                                                                               |
| Stories           | 3                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                       |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                                 |
| Exterior Features | Back Lane, Park/Reserve, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | EPDM Membrane                                                                                               |
| Construction      | Wood, Metal                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                          |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Windsor Park              |
| Middle     | McKernan/Louis St Laurent |
| High       | Strathcona                |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 15        |

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Listing information last updated on June 16th, 2025 at 2:17am MDT