

## **\$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 former show home infill house is located in Edmonton's most desirable community, Windsor Park, and has never been lived in. Steps 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, open, bright 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 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. 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 2020

### **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	2020
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 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, 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	58
Zoning	Zone 15

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