

# **\$1,375,000 - 9119 117 Street, Edmonton**

MLS® #E4459577

**\$1,375,000**

5 Bedroom, 4.00 Bathroom, 2,591 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

This stunning 2-storey home in sought-after Windsor Park offers luxury and privacy, just steps from the University of Alberta, river valley, and top-rated Windsor Park schools. Spanning 3,837 sq.ft. this renovated gem features 5 bedrooms and 4 bathrooms with modern upgrades.( Addt Document section). The spacious open-concept main floor boasts a chef-inspired kitchen with high-end appliances and custom finishes, complemented by a main floor office with a main floor bathroom heated floor, walk-in shower. The lower level includes 2 separate bedrooms with private bathrooms heated floor, while upstairs offers 3 generously sized bedrooms, including a serene primary retreat with a spa-style 5-piece ensuite. Enjoy two energy-efficient BIS wood-burning fireplaces, an oversized 3 car garage with an 8' door, upper storage, and an adjacent parking pad, plus RV storage in the yard. Perfect for families seeking comfort and convenience in a tranquil setting, this exceptional Edmonton home is a must-see!

Built in 1948

## **Essential Information**

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Price \$1,375,000



Lease Rate	\$15
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,591
Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9119 117 Street
Area	Edmonton
Subdivision	Windsor Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 1S1

### Amenities

Amenities	Air Conditioner, Deck, R.V. Storage, Natural Gas BBQ Hookup
Parking	Rear Drive Access, RV Parking, Triple Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Window Coverings
Heating	Forced Air-2, Natural Gas, Wood
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Fruit Trees/Shrubs, See Remarks
Lot Description	50ft x 149.7ft
Roof	Metal
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Windsor Park
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### **Additional Information**

Date Listed	September 25th, 2025
Days on Market	1
Zoning	Zone 15

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