

\$1,160,000 - 8454 117 Street, Edmonton

MLS® #E4447436

\$1,160,000

7 Bedroom, 5.00 Bathroom, 2,149 sqft

Single Family on 0.00 Acres

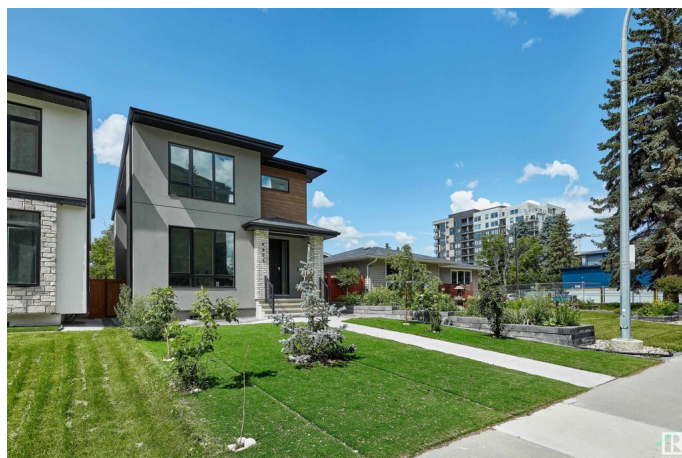
Windsor Park (Edmonton), Edmonton, AB

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 Alberta—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 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® #	E4447436
Price	\$1,160,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5



Square Footage	2,149
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	July 12th, 2025
Days on Market	21
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 8:02am MDT