

## \$1,200,000 - 8454 117 Street, Edmonton

MLS® #E4427267

**\$1,200,000**

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 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 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	\$1,200,000
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	41
Zoning	Zone 15

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