

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

MLS® #E4447436

\$1,160,000

7 Bedroom, 5.00 Bathroom, 2,161 sqft

Single Family on 0.00 Acres

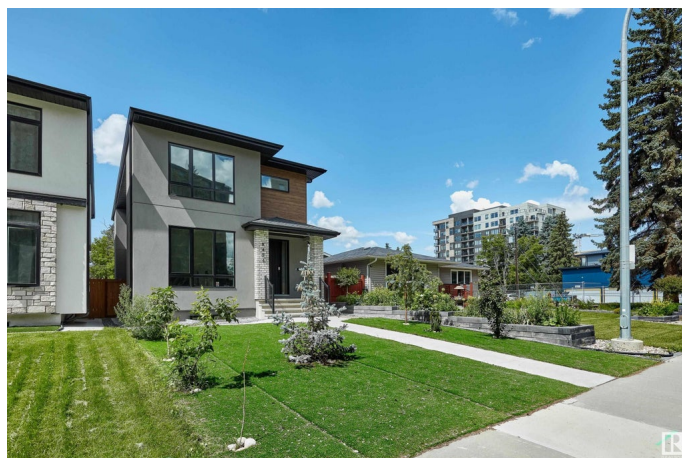
Windsor Park (Edmonton), Edmonton, AB

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® # | E4447436 |
| Price | \$1,160,000 |
| Bedrooms | 7 |
| 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 | July 12th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 15 |

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Listing information last updated on July 14th, 2025 at 8:17pm MDT