

\$1,449,000 - 9119 117 Street, Edmonton

MLS® #E4446466

\$1,449,000

5 Bedroom, 4.00 Bathroom, 2,591 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Stunning Renovated Home in Windsor Park
Beautifully renovated and expanded 2-storey in prestigious Windsor Park offering 2,591 sq.ft. above grade and 3,837 sq.ft. total living space. This 5-bed, 4-bath home features a sun-filled open-concept main floor with a chef-inspired kitchen, high-end appliances, and custom finishes. Snuggle up to the two large special ordered, modern BIS wood burning fireplaces that are very energy efficient. Upstairs includes 3 large bedrooms, including a serene primary retreat with a spa-style ensuite. Located on a picturesque tree-lined street steps from the U of A, river valley, and top schools. The oversized 837 sq.ft. 3 car garage includes an 8' high door, upper-level storage, plus adjacent parking pad. RV storage in the yard adds even more flexibility. Move-in ready—this is a rare gem in a premier location! Seller will consider leasing it for one year to a qualified Tenant for 5000 per month plus utilities or best offer.

Built in 1948

Essential Information

MLS® #	E4446466
Price	\$1,449,000
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, Patio, R.V. Storage, Sauna; Swirlpool; Steam
Parking Spaces	7
Parking	Insulated, Over Sized, 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, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround, See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, Treed Lot

Roof	Metal
Construction	Wood, Vinyl
Foundation	Slab

School Information

Elementary	Windsor Park School
Middle	Our Lady of Mount Carmel
High	Strathcona School

Additional Information

Date Listed	July 8th, 2025
Days on Market	62
Zoning	Zone 15

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