

## \$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	60
Zoning	Zone 15

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