# \$1,598,000 - 8742 117 Street, Edmonton

MLS® #E4429088

## \$1,598,000

4 Bedroom, 3.50 Bathroom, 2,384 sqft Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Welcome to your Dream Home in picturesque Windsor Park! This stunning home is designed & crafted by EFFECT Homes on a large 55' wide by 150' deep corner lot. The home has meticulous attention to detail & energy efficiency, incl. Hardie board siding, triple pane windows, 12" double stud walls, an ICF foundation, & an HRV ensuring the highest energy efficiency standards. The placement of windows maximizes natural light & stunning sunsets over the sizeable west-facing backyard. The home offers functional open concept floor plan w/ a office, flex room, & spacious kitchen, living, & dining areas. The 2nd floor feat. 3 bedrooms & 2 full bathrooms, w/ the primary featuring a massive walk-in closet & ensuite. The basement offers a rec room, 4th bedroom, bathroom, & laundry. There is also potential to add a gym, 5th bed, & more in the large storage room. This timeless home effortlessly combines practicality w/ elegance. Superb location walking distance to Campus, UofA Hospital, & Alberta's top elementary school!

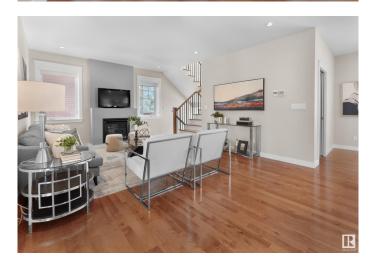


#### **Essential Information**

MLS® # E4429088 Price \$1,598,000







Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,384 Acres 0.00

Year Built 2016

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 8742 117 Street

Area Edmonton

Subdivision Windsor Park (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6G 1R5

#### **Amenities**

Amenities Insulation-Upgraded, No Smoking Home, Patio, Vinyl Windows, Exterior

Walls 2"x12", HRV System, 9 ft. Basement Ceiling

Parking Spaces 4

Parking Double Garage Detached, Over Sized

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave,

Refrigerator, Stove-Countertop Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Hardie Board Siding, Stone

Exterior Features Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Low

Maintenance Landscape, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Hardie Board Siding, Stone

Foundation Insulated Concrete Form

#### **School Information**

Elementary Windsor Park

Middle McKernan High Strathcona

## **Additional Information**

Date Listed April 4th, 2025

Days on Market 3

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 April 7th, 2025 at 12:02am MDT