

# \$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!

Built in 2016

## 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 4  
Zoning Zone 15

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Listing information last updated on April 8th, 2025 at 6:47pm MDT