

# **\$1,375,000 - 9119 117 Street, Edmonton**

MLS® #E4459577

**\$1,375,000**

5 Bedroom, 4.00 Bathroom, 2,591 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

This stunning 2-storey home in sought-after Windsor Park offers luxury and privacy, just steps from the University of Alberta, river valley, and top-rated Windsor Park schools. Spanning 3,837 sq.ft. this renovated gem features 5 bedrooms and 4 bathrooms with modern upgrades.( Addt Document section). The spacious open-concept main floor boasts a chef-inspired kitchen with high-end appliances and custom finishes, complemented by a main floor office with a main floor bathroom heated floor, walk-in shower. The lower level includes 2 separate bedrooms with private bathrooms heated floor, while upstairs offers 3 generously sized bedrooms, including a serene primary retreat with a spa-style 5-piece ensuite. Enjoy two energy-efficient BIS wood-burning fireplaces, an oversized 3 car garage with an 8' door, upper storage, and an adjacent parking pad, plus RV storage in the yard. Perfect for families seeking comfort and convenience in a tranquil setting, this exceptional Edmonton home is a must-see!

Built in 1948

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4459577    |
| Price  | \$1,375,000 |



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$15                   |
| 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, R.V. Storage, Natural Gas BBQ Hookup |
| Parking   | Rear Drive Access, RV Parking, 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, Natural Gas, Wood                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                      |
| Fireplaces        | Insert                                                                                                                                                   |
| Stories           | 3                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                           |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Fenced, Fruit Trees/Shrubs, See Remarks |
| Lot Description   | 50ft x 149.7ft                          |
| Roof              | Metal                                   |
| Construction      | Wood, Vinyl                             |
| Foundation        | Concrete Perimeter                      |

### **School Information**

|            |              |
|------------|--------------|
| Elementary | Windsor Park |
|------------|--------------|

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 53                   |
| 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 November 17th, 2025 at 6:17pm MST