

\$1,085,000 - 9104 117 Street, Edmonton

MLS® #E4440546

\$1,085,000

3 Bedroom, 3.50 Bathroom, 2,000 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Situated in the prestigious Windsor Park, this home combines contemporary design with timeless elegance in a peaceful setting. An open-concept layout with 10' ceilings, natural light & more custom features than you can count. The chef-inspired kitchen showcases quartz countertops, top-of-the-line S/S appliances, custom maple cabinetry & designer fixtures. The spacious dining area is perfect for entertaining, all set on sleek, heated polished concrete floors. Custom millwork & thoughtfully designed storage solutions are found throughout the home. The luxurious primary feats. 5-pc ensuite with a glass-enclosed shower, private water closet, dual sinks & soaker tub. Upstairs, you'll also find a custom laundry area & 2nd primary with its own 3-pc ensuite, plus access to the staircase leading to the rooftop patio. The fully finished basement includes a large family room, versatile flex space, 3-pc & 3rd bedroom. All of this within walking distance to the U of A, hospital & some of the city's most scenic trails.



Built in 2020

Essential Information

MLS® #	E4440546
Price	\$1,085,000

Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,000
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9104 117 Street
Area	Edmonton
Subdivision	Windsor Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 1R9

Amenities

Amenities	Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, Wall Unit-Built-In
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Washer, Dishwasher-Two, Stove-Induction
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Back Lane, Park/Reserve, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	EPDM Membrane
Construction	Wood, Metal
Foundation	Concrete Perimeter

School Information

Elementary	Windsor Park
Middle	McKernan/Louis St Laurent
High	Strathcona

Additional Information

Date Listed	June 5th, 2025
Days on Market	40
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 July 15th, 2025 at 7:17pm MDT