



**Edmonton** **Windsor Park (Edmonton)** **LP: \$1,350,000**  
 8444 118 ST NW T6G 1T3 SP: 

**Listing ID #** E4485998  
**Building Type** Detached Single Family  
**Style** 2 Storey  
**Year Built** 1966  
**Full Baths** 3  
**Half Baths** 1  
**Total Baths** 3.1  
**Tot Flr AG SqFt** 2,353.01

**Sold Date**  
**Bedrooms Above** 3  
**Bedrooms Total** 4  
**Basement** Full  
**Basement Dev** Fully Finished  
**Tot Flr AG SqM** 218.60

**ACTIVE**

[URL-Virtual Tour](#) [URL-Brochure](#)

Rare Find! Immaculate mid-century bungalow with TWO gorgeous additions, thoughtfully designed by storied Edmonton architects - Don Bittorf & RD Lines. With over 3400 sq ft of total living space, the custom features are too numerous to list - it truly must be seen. Bright & spacious, this elegant home features loads of glass brick, a MAIN FLOOR LUXURY PRIMARY SUITE with vessel tub and oversized custom shower. Main floor den AND main floor family room, large living room w fireplace, modern, efficient kitchen & gracious dining room. The 2-storey addition features skylights, 2 more bdrms (all bdrms have their own private balcony). Lower level sports a huge rec room. Total of 4 bdrms, 3.5 baths, double attached O/S garage & massive lot measuring 130'x70', with deck, large fenced yard, exposed aggregate driveway & more. This home has been lovingly cared for and meticulously maintained by the same family since 1975. Located next to Lemoine park. Steps from the river valley, U of A, Cross Cancer Institute.

**Directions**

Living Room	6.62x5.51	M	Bedroom 3	4.08x3.90	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.82x3.26	M	Bedroom 4	4.39x4.24	L	1	5	M	Yes	Main	166.72	1,794.57
Kitchen	3.97x3.9	M	Recreation Room	7.44x6.45	L	2	2	M	No	Upper	51.89	558.54
Family Room	5.19x3.37	M	Laundry Room	3.15x1.96	L	3	5	U	No	Above Grd	218.60	2,353.01
Den	3.82x3.56	M	Utility Room	3.96x3.90	L	4	4	L	No	Lower		
Bonus Room			Utility Room	3.07x1.05	M	5				Below Grd	98.58	1,061.12
Primary Bedrm	4.60x3.84	M				6				Tot Flr AG	218.60	2,353.01
Bedroom 2	3.1x5.42	U				7				# Finished	3	

**Heat Source** Natural Gas  
**Heat Type** Forced Air-2  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Stucco  
**Flooring** Carpet, Hardwood  
**Features** Closet Organizers, Deck

**Construction** Wood Frame  
**Basement** Full / Fully Finished  
**Separate Ent**  
**2nd Suite** No **Permit By Seller**  
**Garage Suite** **Permit**  
**Garden Suite** **Permit**  
**Lot Shape** Rectangular **Front Exposure** East  
**Lot Size SqM** 834.78 **F x D (m)** x  
**Zoning**  
**Tax Amount** \$10,123.88 / 2025  
**Conform Type**  
**Conform Year**

**Goods Incl** Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks

**Goods Excl** INCLUDED IN SALE: (Seller will consider including red art glass door insert by kitchen, if buyers will keep it).

**Warranty**

**Site Features** Corner Lot, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby

**Fireplace**

**FP Fuel**  
**FP Type**

**Parking** Double Garage Attached

**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**Road Access** Paved

**Park Encl/Tot** / **Garage Dim**

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	