



Edmonton
9108 117 Street NW

Windsor Park (Edmonton)
T6G 1R9

LP: \$1,000,000
SP: 

Listing ID # E4503345
Building Type Detached Single Family
Style 2 Storey
Year Built 2019
Full Baths 2
Half Baths 1
Total Baths 2.1
Tot Flr AG SqFt 2,041.18

Sold Date
Bedrooms Above 3
Bedrooms Total 3
Basement Full
Basement Dev Unfinished
Tot Flr AG SqM 189.63

ACTIVE

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

Welcome to WINDSOR PARK, one of Edmonton's most sought-after neighbourhoods. This exceptional 2-storey contemporary home offers 2,041 SF of thoughtfully designed living space with a bright open-concept layout, 10' ceilings, and expansive windows that flood the main floor with natural light. The chef-inspired kitchen features quartz countertops, a large island with breakfast bar, stainless steel appliances, and a spacious pantry. The inviting living room showcases custom built-ins, feature wall, fireplace, and powder room. Upstairs offers 9' ceilings, 8' doors, a luxurious primary suite with walk-in closet and spa-inspired 5-piece ensuite, plus two additional bedrooms with walk-in closets, a full bath, and upper laundry. The unfinished basement with 9' ceilings awaits your vision. Complete with a west-facing backyard, patio, and double detached garage. Steps to the U of A, LRT, and river valley. Adjacent lots are already developed, eliminating concerns about future infill construction beside the home.

Directions

Living Room	4.85x5.76	M	Bedroom 3	3.29x3.17	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	5.4x2.90	M	Bedroom 4			1	5	U	Yes	Main	94.28	1,014.83
Kitchen	4.85x5.77	M	Laundry Room	1.68x2.78	U	2	4	U	No	Upper	95.43	1,027.21
Family Room						3	2	M	No	Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd	84.75	912.25
Primary Bedrm	6.38x3.80	U				6				Tot Flr AG	189.63	2,041.18
Bedroom 2	2.79x3.47	U				7				# Finished	2	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Brick, Stucco
Flooring Carpet, Ceramic Tile, Hardwood
Features Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Detectors Smoke, 9 ft. Basement Ceiling

Construction Wood Frame
Basement Full / Unfinished
Separate Ent
2nd Suite No
Garage Suite
Garden Suite
Lot Shape Rectangular
Lot Size SqM
Zoning
Tax Amount \$12,146.12 / 2025
Conform Type
Conform Year
Goods Incl Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Washer
Goods Excl

Permit By Seller
Permit
Permit
Front Exposure East
F x D (m) x

Warranty
Fireplace Yes
FP Fuel Electric
FP Type Insert, Mantel, Remote Control
HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Site Features Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby

Parking Double Garage Detached

Road Access	Paved	Park Encl/Tot	/	Garage Dim	
Condo Name		Floor Location		Floor#	
Condo Fee	Fee Schedule	#Floors in Build		Elevator	
Fee Includes		Balcony/Terrace		Min Age	
		Titled Storage			
		Parking Type			
		Unit Exposure			