

\$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	27
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 October 22nd, 2025 at 3:32pm MDT