

Courtesy Of Christopher E Hampson Of RE/MAX Excellence

\$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 | 24 |
| 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 June 29th, 2025 at 2:17pm MDT