

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	31
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 6th, 2025 at 4:32pm MDT