

\$925,000 - 8935 117 Street, Edmonton

MLS® #E4445116

\$925,000

4 Bedroom, 2.50 Bathroom, 1,961 sqft
Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

WINDSOR PARK 50 X 150 lot on a beautiful street STEPS AWAY FROM UNIVERSITY OF ALBERTA (1 minute walk to University grounds)! Whether you're looking for a prime rental investment or the perfect location to build your dream home, this property gives you options! Situated in one of Edmonton's most sought-after neighborhoods with access to not only U of A but also top-rated Elementary, Junior-High & High-Schools. For outdoor enthusiasts, you can't beat this location for access to River Valley, Hawrelak Park & Saskatchewan Drive. This property has proven rental performance, currently generating \$4,295/month in rental income (not including utilities which tenants also pay). Prime University properties like this are always in demand, don't miss out on this great opportunity!

Built in 1948

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4445116 |
| Price | \$925,000 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,961 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 1948 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 8935 117 Street |
| Area | Edmonton |
| Subdivision | Windsor Park (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 1R8 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 30th, 2025 |
| Days on Market | 11 |

Zoning

Zone 15

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Listing information last updated on July 11th, 2025 at 4:32pm MDT