

## \$1,449,000 - 9119 117 Street, Edmonton

MLS® #E4446466

**\$1,449,000**

5 Bedroom, 4.00 Bathroom, 2,591 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Stunning Renovated Home in Windsor Park  
Beautifully renovated and expanded 2-storey in prestigious Windsor Park offering 2,591 sq.ft. above grade and 3,837 sq.ft. total living space. This 5-bed, 4-bath home features a sun-filled open-concept main floor with a chef-inspired kitchen, high-end appliances, and custom finishes. Snuggle up to the two large special ordered, modern BIS wood burning fireplaces that are very energy efficient. Upstairs includes 3 large bedrooms, including a serene primary retreat with a spa-style ensuite. Located on a picturesque tree-lined street steps from the U of A, river valley, and top schools. Downstairs rec room can convert to be used as a bedroom for more flexibility. The oversized 837 sq.ft. 3 car garage includes an 8' high door, upper-level storage, plus adjacent parking pad. RV storage in the yard adds even more flexibility. Move-in ready—this is a rare gem in a premier location!

Built in 1948

### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4446466    |
| Price     | \$1,449,000 |
| 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, Patio, R.V. Storage, Sauna; Swirlpool; Steam |
| Parking Spaces | 7                                                                   |
| Parking        | Insulated, Over Sized, 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, In Floor Heat System, Natural Gas                                                                                                          |
| Fireplace         | Yes                                                                                                                                                      |
| Fireplaces        | Mantel, Tile Surround, See Remarks                                                                                                                       |
| Stories           | 3                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                           |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                               |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, |

Schools, Shopping Nearby, Treed Lot

|              |             |
|--------------|-------------|
| Roof         | Metal       |
| Construction | Wood, Vinyl |
| Foundation   | Slab        |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Windsor Park School      |
| Middle     | Our Lady of Mount Carmel |
| High       | Strathcona School        |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 43             |
| Zoning         | Zone 15        |

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Listing information last updated on August 20th, 2025 at 3:17pm MDT