

## \$999,900 - 9142 117 Street, Edmonton

MLS® #E4434050

**\$999,900**

5 Bedroom, 3.50 Bathroom, 1,953 sqft  
Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Let's talk about Windsor Park and how amazing it is—one of YEG's most prestigious and sought-after communities, known for its prime location, historic charm, and scenic surroundings. Tucked among quiet, tree-lined streets just steps from the UofA, this is where nature, lifestyle, and convenience all meet. This modern 5-bedroom home delivers both luxury and lifestyle in equal measure. Designed to maximize natural light, the interior is bright and airy, featuring massive windows that frame peaceful street views. Inside, you will love the open concept living/kitchen/dining—engineered HW flooring that are both beautiful and durable, leading you into your dream kitchen with high-end stainless steel appliances, quartz counters with an oversized eat up island. 3 bedrooms up and 2 down in the finished basement, plenty of room to grow. Outside enter into your private west-facing backyard, complete with a large permitted deck and HOT TUB, this yard is ideal for summer barbecues and get togethers.

Built in 2016

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4434050  |
| Price  | \$999,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,953                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 9142 117 Street         |
| Area        | Edmonton                |
| Subdivision | Windsor Park (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6G 1R9                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Hot Tub          |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Wall Mount                                                                                                                  |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Corner Lot, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools |
| Roof              | EPDM Membrane                                                                                               |
| Construction      | Wood, Brick, Stucco                                                                                         |
| Foundation        | Concrete Perimeter                                                                                          |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 9             |
| Zoning         | Zone 15       |

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Listing information last updated on May 11th, 2025 at 1:47pm MDT