

\$1,225,000 - 9232 117 Street, Edmonton

MLS® #E4451977

\$1,225,000

4 Bedroom, 3.50 Bathroom, 1,984 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Experience contemporary living at it's finest in this custom-built, above average modern infill located in one of Edmonton's most coveted communities-Windsor park, designed with exceptional attention to detail; this airy and bright residence offers a seamless blend of architectural sophisticated and functionality, perfect for those seeking luxury in the heart of the city. Inside, you'll will be captivated by the 10'ceilings, engineered hardwood floors and the dramatic custom- designed floating steel staircase encased in glass-a true counter-piece of the home, commercial- grade sheet framed windows and roof design and enhancing the home's modern edge. Heart of the home is the chef-inspired kitchen A 17'quartz island with waterfall, premium appliances package-quartz countertops throughout-smart security locks and integrated lighting. step outside onto highend composite deck. close to University, U of A hospital-A block from Windsor park school, saskatchewan Drive and minutes to downtown.

Built in 2022

Essential Information

MLS® #	E4451977
Price	\$1,225,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,984
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9232 117 Street
Area	Edmonton
Subdivision	Windsor Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 1S2

Amenities

Amenities	Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator-Energy Star, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, See Remarks, Stucco
Exterior Features	Back Lane, Not Landscaped, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	See Remarks
Construction	Wood, See Remarks, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Windsor park school
------------	---------------------

Additional Information

Date Listed	August 8th, 2025
Days on Market	40
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 September 17th, 2025 at 12:17pm MDT