

## \$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 | 28               |
| 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 5th, 2025 at 6:32am MDT