

## \$960,000 - 8731 117 Street, Edmonton

MLS® #E4432515

**\$960,000**

3 Bedroom, 2.00 Bathroom, 22 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Incredible Opportunity to BUILD in Windsor Park! 55 FEET WIDE by 150 FEET DEEP. The lot is currently subdivided into two \* 27.5 x 150FT. Lovely location for two homes or possibly an 8PLEX Property so close to EVERYTHING: University of Alberta, the River Valley, Downtown, and Public Transit. Property is being sold for lot value as the existing structures are no longer useable.

Built in 1949

### Essential Information

MLS® #	E4432515
Price	\$960,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	22
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8731 117 Street
Area	Edmonton



Subdivision	Windsor Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 1R6

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	See Remarks
Lot Description	55'x149'
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	WINDSOR PARK
Middle	MCKERNNAN
High	STRATHCONA

### Additional Information

Date Listed	April 24th, 2025
Days on Market	7
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 May 1st, 2025 at 4:17am MDT