

## \$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 | 6                |
| Zoning         | Zone 15          |

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Listing information last updated on April 30th, 2025 at 4:17pm MDT