

# **\$1,135,000 - 8476 118 Street, Edmonton**

MLS® #E4450758

**\$1,135,000**

7 Bedroom, 3.50 Bathroom, 2,811 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Located in Heart of Windsor Park.MID-MOD DESIGN, Incredible location ! Incredible investment - live, rent, renovate or redevelop!. Approximately 9594 sqft lot Boasting a Total of 7 Bedrooms and 4 washrooms walking distance to school, Park and University Of Alberta.Main floor Boast good size Dining, Kitchen, Living, Half washroom and Bedroom.On Second Floor you will find another good size 2 bedrooms and full washroom. Third floor addition was done in 2006. It Boast HUGE Master bedroom with 5 piece on suite and another 3 good size Bedrooms and Full washroom. Detached oversized garage at back. Huge lot live as many years you like and in future you can subdivide and build 2 houses or multifamily. WON'T LAST LONG !!!

Built in 1953

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | E4450758    |
| Price          | \$1,135,000 |
| Bedrooms       | 7           |
| Bathrooms      | 3.50        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,811       |
| Acres          | 0.00        |



|            |                        |
|------------|------------------------|
| Year Built | 1953                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 8476 118 Street         |
| Area        | Edmonton                |
| Subdivision | Windsor Park (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6G 1T3                 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Hot Water Natural Gas  |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                               |
| Stories           | 4                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Finished                                                                                                        |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                               |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Stucco                                                               |
| Foundation        | Concrete Perimeter                                                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 1                |

## Zoning

## Zone 15

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Listing information last updated on August 2nd, 2025 at 4:47pm MDT