

Courtesy Of Harry Mann Of MaxWell Polaris

\$1,299,900 - 8455 118 Street Nw Nw, Edmonton

MLS® #E4149505

\$1,299,900

3 Bedroom, 3.00 Bathroom, 2,300 sqft
Single Family on 0 Acres

Windsor Park_EDMO, Edmonton, AB

!!! BRAND NEW HOME IN WINDSOR PARK
!!! Pre-selling a brand-new 2300 sq. ft.
two-storey home with three bedrooms plus
main floor den/flex room with optional bonus
room and 3 full washroom. Located on a quiet
street of WINDSOR PARK neighbourhood,
minutes away from excellent schools and
Southgate Mall and the U of A. The house
includes high-end finishes and optional
side entry for a future potential legal suite.
You can customize your finishes or completely
redesign the house (the cost of redesigning is
included). The price also includes driveway/
sidewalks, landscaping, all new utilities from
the property line (water, sewer, gas, electrical),
fence, and a detached garage. Certified new
home warranty. All this for \$1,299,000 GST
included. The possibilities are endless for
this property found in one of the most
desirable locations in the city.

Built in 2019

Essential Information

MLS® #	E4149505
Price	\$1,299,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,300



Acres	0.11
Year Built	2019
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey
Status	ACTIVE

Community Information

Address	8455 118 Street Nw Nw
Area	Edmonton
Subdivision	Windsor Park_EDMO
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 1T2

Amenities

Features	Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2x6', Hot Water Natural Gas, Laundry-Same Floor, No Animal Home, No Smoking Home, Programmable Thermostat, Cable TV Connection, Vaulted Ceiling, Vacuum System-Roughed-In, Infill Property, HRV System, Low Flow Faucets/Showerheads, Open Beam
Parking	Double Garage Detached
# of Garages	2
Is Waterfront	Yes

Interior

Interior	Carpet, Ceramic Tile, Engineered Wood
Interior Features	Garage Control, Garage Opener
Heating	Forced Air-1
Has Basement	Yes
Basement	Full, Unfinished
# of Stories	2

Exterior

Exterior	Acrylic Stucco, Metal
Exterior Features	Back Lane, Creek, Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill

Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

School Information

Elementary	WINDSOR PARK
Middle	MCKERNAN
High	STRATHCONA

Additional Information

Zoning	RF1
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Listing information last updated on October 20th, 2020 at 8:01pm MDT