

## \$1,144,900 - 8339 120 Street, Edmonton

MLS® #E4446198

**\$1,144,900**

4 Bedroom, 3.50 Bathroom, 2,799 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Unique home on .24 acres across from park/green space. Additions and updates were done in the early 1980s. The kitchen offers plenty of storage, an eating nook and a back door to a large deck and mature yard. Separate sunken dining room off of the kitchen. Large bright living room with hardwood flooring and vaulted ceiling. In addition to the powder room, there are 2 bedrooms on the main. One could be an office and the other has an ensuite and a den attached with patio doors to the deck. Upstairs, you will find a bonus room and 2 bedrooms, one with a large ensuite and walk-in closet. The laundry area, cold room, storage room, hobby room and rec room can be found in the finished basement. Double attached garage with 2 doors to the backyard. A short commute to downtown and walking distance to many great amenities, the hospitals and campus.

Built in 1953

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4446198    |
| Price      | \$1,144,900 |
| Bedrooms   | 4           |
| Bathrooms  | 3.50        |
| Full Baths | 3           |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,799                  |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 8339 120 Street         |
| Area        | Edmonton                |
| Subdivision | Windsor Park (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6G 1X2                 |

### Amenities

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Amenities      | Deck, No Smoking Home, Skylight, Sprinkler Sys-Underground, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 6                                                                                          |
| Parking        | Double Garage Attached, Insulated                                                          |

### Interior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garburator, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Vacuum Systems, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                            |
| Fireplaces        | Brass Surround                                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                 |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                   |
| Exterior Features | Back Lane, Corner Lot, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, |

Landscaped, Playground Nearby, Public Transportation, Schools,  
Subdividable Lot

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Windsor Park School      |
| Middle     | Our Lady of Mount Carmel |
| High       | Strathcona School        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 30             |
| Zoning         | Zone 15        |

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Listing information last updated on August 5th, 2025 at 12:47pm MDT