

## \$950,000 - 8348 120 Street, Edmonton

MLS® #E4445634

**\$950,000**

3 Bedroom, 1.00 Bathroom, 1,340 sqft  
Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Windsor Park, Once in a lifetime opportunity for builders, developers, or any investor to redevelop on this incredible approximately 75' x 135' home site. Situated in the heart of Windsor park, across the street from a small but stunning greenspace site and quiet crescent, and surrounded by numerous substantially built estates, 120 St is a spectacular destination for discerning families looking to bring their family to one of Edmonton's top 5 neighbourhoods. Living next to Edmonton's River Valley provides daily access to amazing trails for biking, hiking, and walking. Those looking to live within close proximity of the UofA hospital / campus, and also just a short commute into Edmonton's growing downtown centre are going to jump at this rare opportunity to build their dream home on this property. Potential exists here to build a substantial home on this enormous lot, or look at subdividing and building two, or build one and sell the other half of the lot. Amazing possibilities for those with the vision!

Built in 1953

### Essential Information

MLS® #	E4445634
Price	\$950,000
Bedrooms	3



Bathrooms	1.00
Full Baths	1
Square Footage	1,340
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8348 120 Street
Area	Edmonton
Subdivision	Windsor Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 1K2

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **School Information**

Elementary	Windsor Park
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**Additional Information**

Date Listed                July 3rd, 2025  
Days on Market        3  
Zoning                    Zone 15

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