

## \$2,600,000 - 8311 120 Street, Edmonton

MLS® #E4460600

**\$2,600,000**

8 Bedroom, 5.50 Bathroom, 4,548 sqft

Single Family on 0.00 Acres

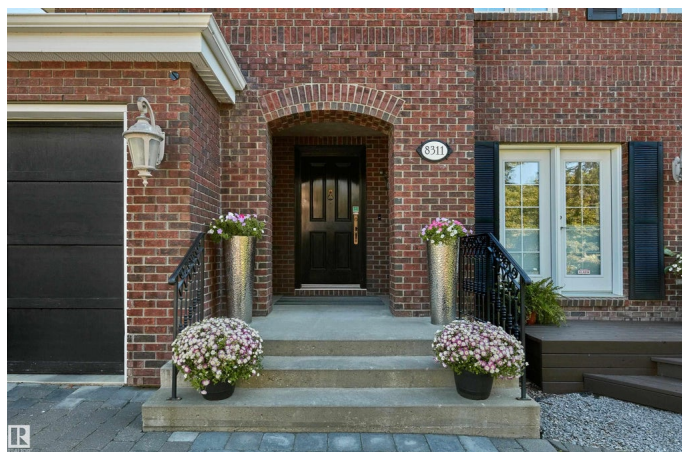
Windsor Park (Edmonton), Edmonton, AB

Located in prestigious Windsor Park, just steps from the University of Alberta Hospital and Campus, this exceptional family home combines luxury and functionality. An impressive foyer welcomes you into a thoughtfully designed floor plan featuring 9'™ ceilings, in-floor heating, hardwood and limestone flooring, and walls of windows that fill the home with natural light. The gourmet kitchen boasts a large island, walk-in pantry, high-end stainless appliances, and custom cabinetry. The desk area features extra cabinetry & counter space. A spacious mudroom with sink and built-ins is off the garage. Upstairs you'll find 4 bedrooms plus an office (or 5th bedroom) and 3 full baths. The lower level offers three additional bedrooms, a Rec room, theatre room, laundry, and two more full baths—perfect for extended family or guests. With 3 fireplaces, direct garden access from multiple rooms, and its unbeatable location near the river valley and Downtown, this residence delivers the ultimate in lifestyle & convenience.

Built in 2006

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4460600    |
| Price  | \$2,600,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 8                      |
| Bathrooms      | 5.50                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 4,548                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 8311 120 Street         |
| Area        | Edmonton                |
| Subdivision | Windsor Park (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6G 1X1                 |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers                         |
| Parking Spaces | 6                                                          |
| Parking        | Double Garage Attached, Over Sized, Single Garage Detached |

### Interior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two, Stove-Countertop Inductn, Garage Heater |
| Heating           | Fan Coil, Natural Gas                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                           |
| Fireplaces        | Stone Facing, Tile Surround                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                                |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                    |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Brick                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                             |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Windsor Park         |
| Middle     | McKernan             |
| High       | Strathcona/Old Scona |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 15           |

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Listing information last updated on October 10th, 2025 at 4:45am MDT