

Ed Lastiwka  
 Phone: 780-431-5600  
 Mobile: 780-446-3800  
 Fax: 780-431-5624  
 Email: [ed@royallepage.ca](mailto:ed@royallepage.ca)

Royal LePage Noralta  
 3018 Calgary Trail NW  
 Edmonton AB, T6J 6V4



8408 118 Street, Edmonton, Alberta, T6G 1T3, Ca

MLS®# E4240834



<b>Property Value</b>	\$2,380,000
<b>Type</b>	Detached Single Family
<b>Style</b>	2 Storey
<b>Basement</b>	Full
<b>Parking</b>	Yes
<b>Year Built</b>	2013
<b>Living Area</b>	2,914.14 sq.ft.
<b>Lot Size Area</b>	10,944.10 sq.ft.
<b>Bedrooms</b>	5

## Description

What a fantastic quiet WINDSOR PARK location! Facing an island park this stunning custom built Birkholz contemporary 2914 sqft 5 BDRM family home is complemented by a massive 10,940 sqft park-like SW pie lot w/lovely mature trees, garden boxes, a serene water feature, 2 level deck, hot tub & a beautiful sitting area with a brick fireplace. With a lovely open concept design, clean lines & bold architecture this home features a 2 story grand front foyer, dramatic open riser stairs, a dream chefs kitchen with 2 islands & high end appliances, & entertaining sized living & dining rooms. Main floor features include a BDRM/den, huge pantry, laundry & the mud room that leads to the oversized triple tandem garage. Upstairs are 3 BDRMS, 2 baths & the large sunny loft. The lower level, all about activities, has a RR, games area, wet bar, a guest BDRM & bath & tons of storage. Walking distance to the hospitals, U of A, Jubilee, river valley & a 5 minute commute to downtown, this captivating home is a must to view!



