

## \$998,020 - 8413 118 Street, Edmonton

MLS® #E4445232

**\$998,020**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Wonderful Development opportunity in a prime, prestigious Windsor Park location! Located on a quiet local road, across from a greenspace/park. This lot is a short walk to the top-rated Windsor Park Elementary School (Score 9/10, Rank: 20/729, Fraser Institute school rankings), University of Alberta, Butterdome, Health Sciences LRT Station, Edmonton's stunning River Valley, and just minutes to downtown or Whyte Avenue. The ample 63' by 150' flat lot has already been cleared and is ready for redevelopment, with no demolition required, and with rear alley lane access. An active Development Permit (expiry October 2, 2025) includes approval for a 3-car front attached garage variance. Having an attached garage increases convenience and safety and is ideal for those with young children, those with disability issues, and those desiring to age in place. This is a desirable building site with many possibilities for in-fill development, and in a highly coveted location. Could this be your dream building site?



### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4445232  |
| Price     | \$998,020 |
| Bathrooms | 0.00      |

|          |                 |
|----------|-----------------|
| Acres    | 0.00            |
| Type     | Single Family   |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 8413 118 Street         |
| Area        | Edmonton                |
| Subdivision | Windsor Park (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6G 1T2                 |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 42             |
| Zoning         | Zone 15        |

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Listing information last updated on August 13th, 2025 at 12:02am MDT