

\$998,020 - 8413 118 Street, Edmonton

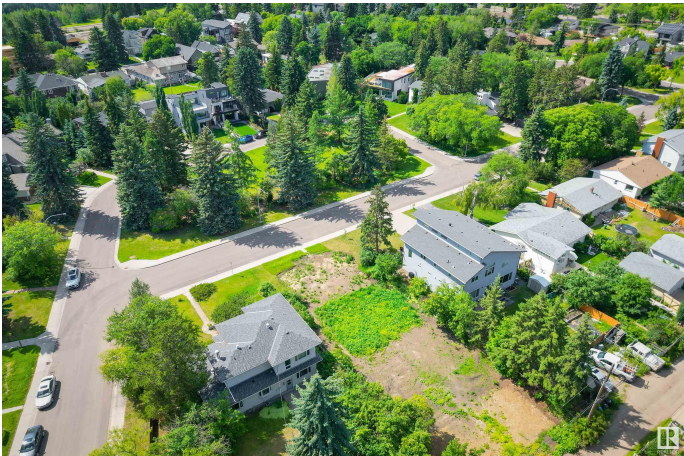
MLS® #E4445232

\$998,020

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Rare Development opportunity in a prime, prestigious Windsor Park location. Across from a greenspace/park, walking distance to a top-rated elementary school, U of A, Butterdome, Hawrelak Park, Edmonton's stunning River Valley, and just minutes to downtown or Whyte Avenue. The approximately 62â€™™ by 150â€™™ lot has been cleared and is ready for redevelopment, with no demolition required, no Asbestos to deal with, and with rear alley lane access. With time, there will be fewer opportunities like this available each year in Windsor Park. This is an outstanding building site with many possibilities, and in a coveted location.



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	7
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 9th, 2025 at 4:47pm MDT