

## \$448,000 - 9324 161 Street, Edmonton

MLS® #E4463027

**\$448,000**

5 Bedroom, 2.00 Bathroom, 1,180 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

Welcome to this well maintained and tastefully upgraded bungalow located in the heart of Meadowlark Park directly across from a serene green space. Featuring 5 bedrooms, 2 bathrooms, and an oversized single detached garage PLUS extra parking, this home is perfect for families, down-sizers or savvy investors. Enjoy peace of mind with the extensive list of upgrades including brand NEW basement carpet, baseboards, A/C, fully updated kitchen, refinished hardwood floors, 100amp electrical panel, epoxy-finished flooring in the mechanical room, a modern lower-level bathroom, Furnace (4 years old) and more! Located minutes from top-rated schools, Meadowlark Shopping Centre, the Misericordia Hospital, the new LRT line, and the soon-to-open IQ Tennis & Pickleball Centre. Nestled among mature trees in a walkable, family-friendly neighbourhood this move-in-ready home checks all the boxes!

Built in 1959

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463027  |
| Price      | \$448,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,180                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 9324 161 Street            |
| Area        | Edmonton                   |
| Subdivision | Meadowlark Park (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5R 2L4                    |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Air Conditioner                    |
| Parking   | Over Sized, Single Garage Detached |

### Interior

|              |                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                     |
| Stories      | 2                                                                                             |
| Has Basement | Yes                                                                                           |
| Basement     | Full, Finished                                                                                |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Meadowlark, Annunciation |
| Middle     | St.Thomas More, McKernan |

High Jasper Place, St. FX

### **Additional Information**

Date Listed October 22nd, 2025

Days on Market 8

Zoning Zone 22

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Listing information last updated on October 30th, 2025 at 9:32am MDT