

\$525,000 - 9305 163 Street, Edmonton

MLS® #E4431687

\$525,000

6 Bedroom, 3.00 Bathroom, 1,593 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

This versatile 6-bedroom, 3-bathroom home in Meadowlark Park is ideal for extended families, offering a unique layout with a total of three kitchens and separate living spaces. The main floor is designed for primary living, featuring three spacious bedrooms, a full kitchen, and a comfortable living area. Two separate in-law suites, with a private entrance, are fully equipped with their own bedroom, bathroom, and kitchen—perfect for accommodating extended family or guests. The property also boasts an extra-wide heated garage, beautifully landscaped yards with fruit trees in both the front and back, and recent upgrades including a new furnace, hot water tank, and air conditioning for year-round comfort. Conveniently located near St. Francis Xavier High School, Bill Hunter Arena, Jasper Place Leisure Centre, and the renowned West Edmonton Mall, this home combines space, functionality, and unbeatable location.

Built in 1960

Essential Information

| | |
|------------|-----------|
| MLS® # | E4431687 |
| Price | \$525,000 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |



| | |
|----------------|------------------------|
| Square Footage | 1,593 |
| Acres | 0.00 |
| Year Built | 1960 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 9305 163 Street |
| Area | Edmonton |
| Subdivision | Meadowlark Park (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5R 2P4 |

Amenities

| | |
|----------------|---|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Detached, See Remarks |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Water Softener, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 4 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

School Information

Elementary Meadowlark
Middle Meadowlark Christian
High Jasper Place

Additional Information

Date Listed April 18th, 2025
Days on Market 13
Zoning Zone 22

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