

## **\$549,000 - 9108 169 Street, Edmonton**

MLS® #E4450668

**\$549,000**

4 Bedroom, 2.00 Bathroom, 1,666 sqft

Single Family on 0.00 Acres

West Meadowlark Park, Edmonton, AB

FULLY RENOVATED top to bottom! Inside and outside! New kitchen, bathrooms, flooring, trim, fixtures, appliances, paint - all redone! LUXURY VINYL PLANKS flooring on 3 levels and carpet in the basement. Spacious living room with large window. Formal dining area is enhanced with fancy LED chandelier.

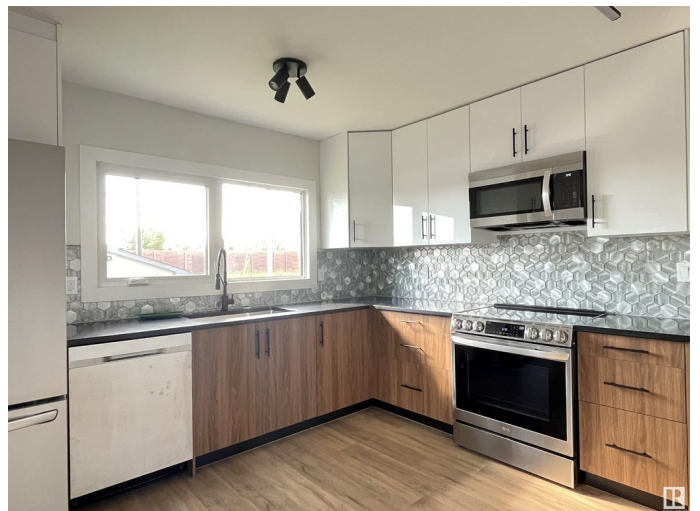
Excellent kitchen with quartz countertop, mosaic backsplash, white glossy upper cabinets "to the ceiling". Upgraded appliances package including luxury LG stove with convection and French door fridge with water and ice dispenser. Bathrooms have new vanities with quartz countertops and backsplash and new vinyl tubs with 12x24 glossy tiles installed to the ceiling. 3 bedrooms up plus bedroom on 3rd level. 3rd level also featured a large family room with 2 windows. Basement is finished with rec room and a den. Some crawl space for storage too! High efficiency furnace and brand new HWT. Impressive exterior updates too - front, paint, METAL ROOF, TRIPLE GLASS WINDOWS. Large garage with BRAND NEW OVERHEAD DOOR.

Built in 1965

### **Essential Information**

MLS® # E4450668

Price \$549,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,666                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 9108 169 Street      |
| Area        | Edmonton             |
| Subdivision | West Meadowlark Park |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5R 2X1              |

### **Amenities**

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Detectors Smoke, No Animal Home, Vinyl Windows        |
| Parking Spaces | 5                                                     |
| Parking        | Double Garage Detached, Heated, Insulated, Over Sized |

### **Interior**

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                           |
| Stories      | 4                                                                                                   |
| Has Basement | Yes                                                                                                 |
| Basement     | Full, Finished                                                                                      |

### **Exterior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                     |
| Exterior Features | Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Metal                                                                                            |
| Construction      | Wood, Stucco                                                                                     |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      AledaPatterson,Annunciatio  
High                                JP, St. Francis Xavier

**Additional Information**

Date Listed                      July 31st, 2025  
Days on Market                2  
Zoning                              Zone 22

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