

## \$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                14  
Zoning                              Zone 22

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