

## \$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        12  
Zoning                      Zone 22

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 April 29th, 2025 at 10:17pm MDT