

## \$394,500 - 9316 166 Street, Edmonton

MLS® #E4433006

### \$394,500

4 Bedroom, 2.50 Bathroom, 1,229 sqft  
Single Family on 0.00 Acres

West Meadowlark Park, Edmonton, AB

This wonderful home offers a total of 4 bedrooms with a taste of Nostalgia and is original but built very solid. The main floor has a nice kitchen, living room, dining room, 3 bedrooms and a full bath with a 2 pc off the master bedroom. As you enter the basement you will enjoy a nice rumpus room, laundry room, family room and the 4th bedroom and a 3rd bathroom. The exterior boasts a nice size yard and a large double detached garage and the shingle have been replace in 2023.

Built in 1965

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4433006               |
| Price          | \$394,500              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,229                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 9316 166 Street      |
| Area        | Edmonton             |
| Subdivision | West Meadowlark Park |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5R 2T3              |

## Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Detectors Smoke, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                       |
| Parking        | Double Garage Detached                  |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

## Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                           |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 22          |

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