

## \$569,500 - 9305 163 Street, Edmonton

MLS® #E4423745

### \$569,500

5 Bedroom, 3.00 Bathroom, 1,593 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

Well-crafted 6-room 3-kitchen 3-bath prize in Meadowlark Park. This residence is ideal for extended families and offers endless possibilities with two secondary illegal suites. A unique layout with separate entrance and shared laundry room. The property features an extra-wide heated garage and personalized landscaping and fruit trees both front and back, creating inviting outdoor spaces for entertaining or unwinding. Upgrades include furnace, hot water tank, and AC air conditioning, ensuring year-round comfort. Located next to St. Francis Xavier High School, Bill Hunter Arena, and Jasper Place Leisure Centre, residents enjoy easy access to schools, parks, amenities, and the renowned West Edmonton Mall.

Built in 1960

### Essential Information

MLS® #	E4423745
Price	\$569,500
Bedrooms	5
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	See Remarks
Parking Spaces	6
Parking	Double Garage Detached

### 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 Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 3rd, 2025
Days on Market	44
Zoning	Zone 22

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