

## **\$489,900 - 9000 168 Street, Edmonton**

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MLS® #E4461357

**\$489,900**

4 Bedroom, 1.50 Bathroom, 1,572 sqft

Single Family on 0.00 Acres

West Meadowlark Park, Edmonton, AB

MANICURED 6000 SQ FT LOT! INCREDIBLE UPGRADED 2 STORY HOME! ONE OF A KIND LOCATION! WELCOME TO ONE OF EDMONTON'S BEST, 9000-168 STREET NW. THIS INCREDIBLE 1963 BUILT 2 STORY HAS 4 BEDROOMS, 2 BATHS, 2200 SQ FT OF LIVING SPACE, AND AN ATTACHED TANDEM/DOUBLE CAR GARAGE. KITCHEN HAS SOLID OAK CABINETRY, STAINLESS APPLIANCES AND CERAMIC TILE FLOORS. DINING AREA HAS HARDWOOD FLOORS, UPGRADED PAINT, AND IS SEMI-OPEN TO LIVING ROOM. LIVING ROOM IS SPACIOUS WITH A MASSIVE BAY WINDOW. MAIN FLOOR ALSO HAS A 2 PIECE BATH AND A LARGE ENTRYWAY. UPPER LEVEL INCLUDES A FULL BATHROOM AND 4 BEDROOMS. PRIMARY BEDROOM IS "KING-SIZED" WITH 2 CLOSETS. BASEMENT IS FINISHED WITH A GIANT RECREATION ROOM, LAUNDRY, AND UTILITY AREA. UPGRADES TO HOME INCLUDE ATTIC INSULATION (R40), NEW EAVES, FURNACE, NEW HWT (2024), NEW SHINGLES, NEWER WINDOWS (ABOVE GRADE), AND PAINT. GARAGE IS 14X26. YARD HAS A BRICK PATIO, FENCE, HUNDREDS OF PERENNIAL PLANTS, ALLEY/FRONT ACCESS, CONCRETE PATIO, BRICK CURBING, AND FRUIT TREES.



Built in 1963

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461357               |
| Price          | \$489,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,572                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 9000 168 Street      |
| Area        | Edmonton             |
| Subdivision | West Meadowlark Park |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5R 2V5              |

Amenities

|           |                                                                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                                                                |

Interior

|              |                                                                                                                                                  |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                                        |
| Stories      | 3                                                                                                                                                |
| Has Basement | Yes                                                                                                                                              |
| Basement     | Full, Finished                                                                                                                                   |

**Exterior**

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                                                                |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Private Setting, Schools, Shopping Nearby, Vegetable Garden, View City |
| Roof              | Asphalt Shingles                                                                                                                                                                                            |
| Construction      | Wood, Stucco                                                                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                                                                          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 23                |
| Zoning         | Zone 22           |

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Listing information last updated on October 31st, 2025 at 6:47am MDT