

## \$525,000 - 9305 163 Street, Edmonton

MLS® #E4431687

**\$525,000**

6 Bedroom, 3.00 Bathroom, 1,593 sqft

Single Family on 0.00 Acres

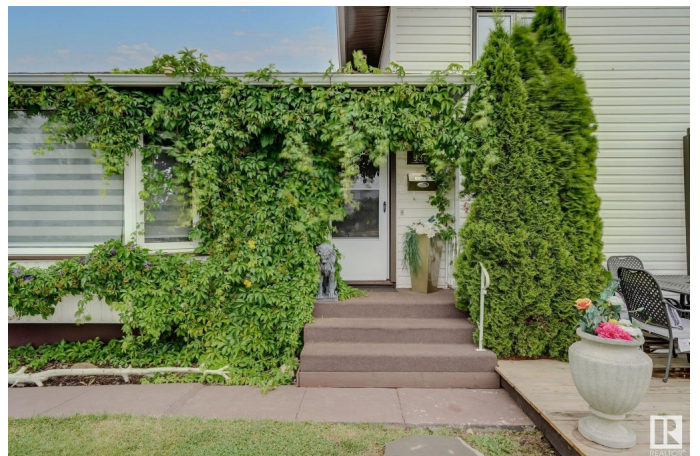
Meadowlark Park (Edmonton), Edmonton, AB

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

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Listing information last updated on April 30th, 2025 at 2:17pm MDT