# \$489,000 - 8803 160 Street, Edmonton

MLS® #E4443063

#### \$489,000

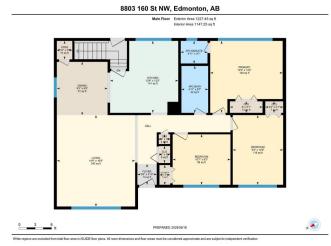
5 Bedroom, 2.50 Bathroom, 1,227 sqft Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

Charming. Spacious. Move-In Ready â€" Discover Life in Meadowlark Park. Welcome to your next chapter in the heart of Meadowlark Park, where quiet streets and mature trees set the scene for this beautifully updated, air-conditioned bungalow offering nearly 2,300 sq. ft. of total living space. Step inside and feel instantly at home. The main floor features a bright, open layout with brand new flooring in the living room, a cozy space that flows naturally into the adjoining dining area. The renovated kitchen offers modern cabinetry, updated appliances( Refrigerator/2023)Enjoy three spacious bedrooms on the main level, including a primary suite with private 2-piece ensuite, and a 4-piece main bathroom, ideal for growing families or downsizers alike. The fully finished basement adds tremendous flexibility with a massive rec room, two additional bedrooms, a 3-piece bathroom with stand-up shower, and a large laundry/storage room. Outside, the fully fenced backyard features lovely garden beds.







Built in 1960

#### **Essential Information**

| MLS® #   | E4443063  |
|----------|-----------|
| Price    | \$489,000 |
| Bedrooms | 5         |

| Bathrooms      | 2.50                   |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,227                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

# **Community Information**

| Address     | 8803 160 Street            |
|-------------|----------------------------|
| Area        | Edmonton                   |
| Subdivision | Meadowlark Park (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5R 2H6                    |

# Amenities

| Amenities | Air Conditioner, No Animal Home, No Smoking Home, Patio, Vinyl |
|-----------|--|
|           | Windows  |
| Parking   | Single Garage Detached   |

### Interior

| Interior Features | ensuite bathroom  |
|-------------------|---|
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum |
|                   | System Attachments, Vacuum Systems, Washer, Window Coverings  |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

## Exterior

| Exterior          | Wood, Vinyl   |  |
|-------------------|---|--|
| Exterior Features | Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby, |  |
|                   | Public Transportation, Schools, Vegetable Garden                  |  |

| Roof         | Asphalt Shingles   |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

Elementary Meadowlark

### **Additional Information**

| Date Listed    | June 18th, 2025 |
|----------------|-----------------|
| Days on Market | 23              |
| Zoning         | Zone 22         |

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Listing information last updated on July 11th, 2025 at 9:17am MDT