

\$489,900 - 9000 168 Street, Edmonton

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	22
Zoning	Zone 22

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