

## \$450,000 - 8814 160 Street, Edmonton

MLS® #E4455170

**\$450,000**

5 Bedroom, 2.00 Bathroom, 1,201 sqft

Single Family on 0.00 Acres

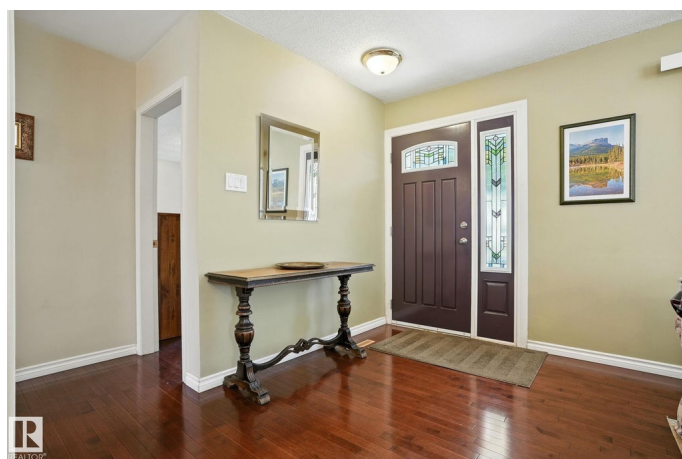
Meadowlark Park (Edmonton), Edmonton, AB

Beautifully landscaped 5 bedroom bungalow in Meadowlark with a double garage and renovations throughout. Great curb appeal in this quiet, mature neighbourhood. Inside, large windows fill the space with light. The updated kitchen features a central island, coffee bar, and newer stainless appliances. Off the living room you have a dedicated dining area. The main floor offers 3 bedrooms and a beautifully renovated 4 pc bath. Downstairs you'll find 2 more bedrooms, a large family room, a 3 pc bath with heated floor, plus laundry room with stacked washer/dryer, freezer, and sink. Outside, enjoy two sheds, gorgeous landscaping, new fencing, and a stone patio. Updates include furnace (2019), hot water tank (2019), windows/doors (2010), and hardwood flooring throughout the main floor. This gorgeous home is move-in ready in a prime west-end location!

Built in 1962

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455170  |
| Price          | \$450,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,201     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1962                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 8814 160 Street            |
| Area        | Edmonton                   |
| Subdivision | Meadowlark Park (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5R 2H7                    |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Hot Water Natural Gas, Patio, Smart/Program. Thermostat, Solar Equipment |
| Parking Spaces | 2                                                                                         |
| Parking        | Double Garage Detached                                                                    |

### Interior

|              |                                                                                                                                                |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                      |
| Stories      | 2                                                                                                                                              |
| Has Basement | Yes                                                                                                                                            |
| Basement     | Full, Finished                                                                                                                                 |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                          |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Stucco, Vinyl                                                                                          |
| Foundation        | Concrete Perimeter                                                                                           |

### Additional Information

Date Listed August 28th, 2025

Days on Market 21

Zoning Zone 22

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 18th, 2025 at 4:48pm MDT