

## \$395,000 - 9210 157 Street, Edmonton

MLS® #E4456828

**\$395,000**

4 Bedroom, 2.00 Bathroom, 1,175 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

Welcome to this cozy bungalow in the mature neighborhood of Meadowlark Park, in West Edmonton. With a short drive to Shopping/Restaurants and a quick commute to the Whitemud freeway, river valley or WEM, it's a great central location for a starter home or revenue property! When you step inside you'll notice the ample amount of sunlight on the main floor that features 3 bedrooms, updated bathroom and good size living area. The kitchen has plenty of storage and the back door allows for another entry if wanting to have a separate suite! The basement is partially finished with one developed bedroom and a full bath, with another bedroom roughed in just needing completion. The home sits on a good sized lot with a private backyard to relax in and make your own. Shingles installed in 2019, sewer line updated with back flow valve put in 2015. New Hot Water Tank in June. Close to great schools, parks and new LRT coming in near future.

Built in 1957

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456828  |
| Price     | \$395,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,175                  |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 9210 157 Street            |
| Area        | Edmonton                   |
| Subdivision | Meadowlark Park (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5R 2B1                    |

### **Amenities**

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### **Interior**

|              |                                                                                                         |
|--------------|---------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                               |
| Fireplace    | Yes                                                                                                     |
| Fireplaces   | Glass Door                                                                                              |
| Stories      | 2                                                                                                       |
| Has Basement | Yes                                                                                                     |
| Basement     | Full, Partially Finished                                                                                |

### **Exterior**

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                   |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                     |

**School Information**

|            |              |
|------------|--------------|
| Elementary | Meadowlark   |
| Middle     | Hillcrest    |
| High       | Jasper Place |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 10                  |
| Zoning         | Zone 22             |

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Listing information last updated on September 19th, 2025 at 12:32am MDT