

## \$469,000 - 8803 160 Street, Edmonton

MLS® #E4449764

**\$469,000**

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. Garage shingle/2025. Outside, the fully fenced backyard features lovely garden beds.

Built in 1960

### Essential Information

MLS® # E4449764

Price \$469,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,227                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | 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        |
| Parking   | Single Garage Detached |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Heat Pump, Natural Gas                                                                                                                   |
| Stories           | 2                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                           |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                   |
| Exterior Features | Landscaped, Low Maintenance Landscape, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Vinyl                                                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 24th, 2025

Days on Market                111

Zoning                            Zone 22

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