

\$300,000 - 8811 163 Street, Edmonton

MLS® #E4452206

\$300,000

0 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

DEVELOPMENT OPPORTUNITY IN MEADOWLARK. Get it before its gone with this great 51 ft wide lot in Meadowlark Park. Unfortunately the house has to be torn down but it's lot still holds a lot of value. Features a frontage road for parking, paved rear lane, new LRT line is a short walk and is located is one of the stronger communities in West Edmonton. WEM, Misericordia Hospital and numerous different schools will have strong appeal for any real estate investment that goes in. Lot is 51 feet wide by 113 long.

Essential Information

MLS® #	E4452206
Price	\$300,000
Bathrooms	1.00
Full Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Style	Bi-Level
Status	Active

Community Information

Address	8811 163 Street
Area	Edmonton
Subdivision	Meadowlark Park (Edmonton)



City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2N8

Amenities

Parking	See Remarks
---------	-------------

Interior

Heating	See Remarks
---------	-------------

Exterior

Exterior Features	Back Lane, Fruit Trees/Shrubs, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot
-------------------	--

Additional Information

Date Listed	August 7th, 2025
-------------	------------------

Days on Market	17
----------------	----

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 August 24th, 2025 at 9:02pm MDT