

## **\$499,000 - 9124 167 Street, Edmonton**

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MLS® #E4465133

**\$499,000**

4 Bedroom, 2.00 Bathroom, 1,001 sqft

Single Family on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Welcome home to this well cared for bungalow in an amazing location! Situated walking distance from the Misericordia Hospital, West Edmonton Mall and two schools; Aleda Patterson Elementary and Jasper Place High School you will fall in love with how convenient this 4 bedroom, 2 bath home is! This wonderful home has seen numerous updates to the main level including slate and vinyl flooring, new windows, new appliances and updated paint. On the main level you'll find 3 generously sized bedrooms and a 4 piece bath along with a spacious living room with wood burning stove and well appointed kitchen/dining area. The basement boasts a nostalgic cavernous family room with its own wood burning fireplace, an additional bedroom, three piece bath and a sauna. In the back yard, you'll find a peaceful oasis with lots of trees with a heated double detached garage and RV parking. With many updates to the home including over \$30k of concrete work, newer shingles and main floor windows, all you have to do is move in!

Built in 1964

### **Essential Information**

MLS® # E4465133

Price \$499,000



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$15                   |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,001                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 9124 167 Street      |
| Area        | Edmonton             |
| Subdivision | West Meadowlark Park |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5R 2T9              |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Sauna; Swirlpool; Steam |
| Parking Spaces | 3                                                                               |
| Parking        | Double Garage Detached, Heated, RV Parking                                      |

### Interior

|              |                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Washer, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                         |
| Stories      | 2                                                                                                                 |
| Has Basement | Yes                                                                                                               |
| Basement     | Full, Finished                                                                                                    |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Concrete, Stucco, Vinyl                                            |
| Exterior Features | Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |

|              |                         |
|--------------|-------------------------|
| Construction | Concrete, Stucco, Vinyl |
| Foundation   | Concrete Perimeter      |

**School Information**

|      |                          |
|------|--------------------------|
| High | Jasper Place High School |
|------|--------------------------|

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 22            |

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Listing information last updated on November 19th, 2025 at 1:17am MST