

\$479,900 - 9311 169 Street, Edmonton

MLS® #E4455218

\$479,900

4 Bedroom, 1.50 Bathroom, 1,123 sqft

Single Family on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Welcome to this beautiful Air-Conditioned bungalow in the desirable community of West Meadowlark Park, perfectly situated on a large lot. This well-kept home with NEW FURNACE, ROOF AND HWT offers 4 bedrooms with plenty of space for the whole family. The main floor features a bright and spacious living room filled with natural light, a stunning NEW kitchen with new appliances, warm and inviting cabinetry, and a separate dining area. Three comfortable bedrooms and a full bathroom complete the main level. Throughout the home you'll find new carpet and luxury vinyl plank. The fully finished basement offers additional living space with a large recreation room, a fourth bedroom, and a convenient half bathroom. Outside, enjoy the fully landscaped backyard featuring a beautiful pond with fish, a stunning deck perfect for entertaining, and a HEATED 22x24 detached double garage with 220V! A wonderful home in a family-friendly neighborhood close to schools, parks, West Edmonton Mall, and transit.

Built in 1966

Essential Information

MLS® # E4455218

Price \$479,900

Bedrooms 4



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,123
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9311 169 Street
Area	Edmonton
Subdivision	West Meadowlark Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2X4

Amenities

Amenities	Air Conditioner, Hot Water Natural Gas, Patio, See Remarks
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Aleda Patterson School
Middle	Alex Janvier School
High	Jasper Place School

Additional Information

Date Listed	August 29th, 2025
Days on Market	20
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 2:47pm MDT