

## \$300,000 - 8811 163 Street, Edmonton

MLS® #E4452206

**\$300,000**

1 Bedroom, 1.00 Bathroom, 1,012 sqft

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.

Built in 1962

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4452206               |
| Price          | \$300,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,012                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| 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**

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | See Remarks |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, See Remarks |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### **Exterior**

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, See Remarks                                                                                                                  |
| Exterior Features | Back Lane, Fruit Trees/Shrubs, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, See Remarks                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 4                |
| 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 10th, 2025 at 10:17pm MDT