

## \$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 | 36                |
| Zoning         | Zone 22           |

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Listing information last updated on October 4th, 2025 at 4:32pm MDT