

# \$559,000 - 8806 168 Street, Edmonton

MLS® #E4452885

## \$559,000

5 Bedroom, 2.00 Bathroom, 1,072 sqft  
Single Family on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Welcome to this beautiful bungalow on a tree-lined street offers great curb appeal and functional living space. The main floor features a bright living room with large windows, a spacious dining area, and a kitchen with ample cabinetry, stainless steel appliances, and a backyard view. A primary suite, two additional bedrooms, and an updated 4-piece bath complete the level. The fully finished basement has a separate entrance to a private in-law suite with two bedrooms, a full kitchen, large living room, and updated 3-piece bath—perfect for extended family or rental potential. Outside, enjoy a west-facing, fully fenced backyard with concrete patio, BBQ brick pad, and an oversized single garage with extra parking.



Built in 1963

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452885  |
| Price          | \$559,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,072     |
| Acres          | 0.00      |
| Year Built     | 1963      |

|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8806 168 Street      |
| Area        | Edmonton             |
| Subdivision | West Meadowlark Park |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5R 2V5              |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Hot Water Natural Gas, See Remarks |
| Parking   | Single Garage Detached                                              |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Suite    | Yes                                                              |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Stucco                                       |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Stucco                                       |
| Foundation        | Concrete Perimeter                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 31                |
| Zoning         | Zone 22           |

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Listing information last updated on September 14th, 2025 at 7:32am MDT