

## \$440,000 - 9015 157 Street, Edmonton

MLS® #E4454230

**\$440,000**

4 Bedroom, 2.00 Bathroom, 1,194 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

Welcome to desirable Meadowlark Park!

Tucked away in a prime location, this well-maintained 1193 sq.ft. bungalow offers a solid layout and plenty of charm. The main floor offers hardwood throughout, a bright living and dining room, 2 bedrooms, a large office with sliding doors to the backyard and an updated 4 pc bath. The spacious kitchen features a huge picture window, oak cabinets, an eat-in island, and plenty of storage. A separate entrance with excellent opportunities, leads to the fully finished basement with a large rec room, kitchenette, 2 additional bedrooms and a 4 pc bath—perfect for guests or extended family. The expansive 7712 sq.ft. lot offers mature landscaping, a patio for relaxing, fruit trees to enjoy, and an over-sized double detached garage with extra parking. Close to schools, shopping, and the upcoming LRT expansion, this home has it all!

Built in 1959

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454230  |
| Price          | \$440,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,194     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1959                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 9015 157 Street            |
| Area        | Edmonton                   |
| Subdivision | Meadowlark Park (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5R 2A6                    |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Air Conditioner, Parking-Extra, Patio |
| Parking   | Double Garage Detached                |

### Interior

|              |                                                                                                                               |
|--------------|-------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                     |
| Stories      | 2                                                                                                                             |
| Has Basement | Yes                                                                                                                           |
| Basement     | Full, Finished                                                                                                                |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                 |
| Exterior Features | Back Lane, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 23                |

## 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 14th, 2025 at 3:47am MDT