

\$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	67
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 October 20th, 2025 at 9:32am MDT