

## \$400,000 - 8207 169 Street, Edmonton

MLS® #E4462599

**\$400,000**

5 Bedroom, 2.00 Bathroom, 1,012 sqft

Single Family on 0.00 Acres

Elmwood, Edmonton, AB

Welcome to this charming 1,011 sq. ft. bungalow situated on a desirable corner lot in Elmwood! The spacious living room features a lovely brick accent wall, while the bright dining area includes a built-in cabinet for extra storage. The kitchen offers plenty of cabinets and a convenient pantry. The main floor also includes three generous bedrooms and a 4-piece bathroom. The fully finished basement provides great flexibility – perfect for an in-law suite or potential income – featuring a kitchenette, large family room, two additional bedrooms, and another 4-piece bathroom. Enjoy the fully fenced yard with a huge oversized double garage. Ideally located near schools, playgrounds, West Edmonton Mall and Misericordia Hospital.

Built in 1966

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462599  |
| Price          | \$400,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,012     |
| Acres          | 0.00      |
| Year Built     | 1966      |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8207 169 Street |
| Area        | Edmonton        |
| Subdivision | Elmwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 2W4         |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | See Remarks                        |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Over Sized |

### Interior

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

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                    |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Brick, Stucco                                                                    |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 19                 |
| Zoning         | Zone 22            |

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