

## \$449,000 - 8309 161 Street, Edmonton

MLS® #E4435459

**\$449,000**

4 Bedroom, 2.00 Bathroom, 1,059 sqft

Single Family on 0.00 Acres

Elmwood, Edmonton, AB

This charming bungalow offers the perfect blend of comfort, function, & location! The foyer leads into a bright & open main floor. The spacious living room flows seamlessly into a large eat-in kitchen. Designed with style & practicality, the kitchen features a gas stove, generous island, plenty of countertop space for prepping & a large window overlooking the backyard. Down the hall, you'll find the primary bedroom & 2 add'l bedrooms. There is a convenient double closet at the end of the hall & a 4 pce main bath completes the level. The fully finished basement expands your living space with a large Rec Room, 4th bedroom, office, 3 pce bath & laundry area in the utility room with plenty of storage. Outside is the fully fenced backyard & double detached garage with plenty of space for extra vehicles with the rear parking pad. Nestled in the community of Elmwood, this home is located close to numerous schools, parks, public transit, the Misericordia Hospital, West Edmonton Mall and endless amenities!

Built in 1962

### Essential Information

MLS® # E4435459

Price \$449,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,059                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8309 161 Street |
| Area        | Edmonton        |
| Subdivision | Elmwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 2K7         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed May 9th, 2025

Days on Market 6

Zoning Zone 22

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