

## \$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 1

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 May 9th, 2025 at 10:02pm MDT