

## \$440,000 - 8103 161 Street, Edmonton

MLS® #E4425627

**\$440,000**

4 Bedroom, 2.00 Bathroom, 1,061 sqft  
Single Family on 0.00 Acres

Elmwood, Edmonton, AB

This beautifully updated bungalow in family-friendly Elmwood is sure to impress! The west-facing living room features luxury vinyl plank flooring and large windows that fill the space with natural light. The renovated kitchen has a new 5-burner gas stove with griddle. Other upgrades include newer vinyl windows throughout, central vac, a Nest thermostat and Hunter Douglas blinds. The warm and inviting fully finished basement offers a fourth bedroom, a hobby room, cold storage, and laundry as well as wiring for surround sound. Relax on the charming front porch or back deck, which leads to the double heated and insulated garage. The large backyard has crabapple and Saskatoon trees, along with strawberries and raspberries. With new shingles in 2022, this home is move-in ready! Conveniently located near Misericordia Hospital, West Edmonton Mall and Meadowlark Mall, with easy access to Whitemud Drive and Anthony Henday. Plus, there are numerous parks between the home and the nearby North Saskatchewan River!

Built in 1960

### Essential Information

MLS® #	E4425627
Price	\$440,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,061
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8103 161 Street
Area	Edmonton
Subdivision	Elmwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2K5

### **Amenities**

Amenities	Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Wall Unit-Built-In
Parking Spaces	3
Parking	Double Garage Detached, Heated, Insulated, RV Parking

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fruit Trees/Shrubs, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Elmwood
Middle	Hillcrest
High	Jasper Place

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	Zone 22

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