

## \$300,000 - 8811 163 Street, Edmonton

MLS® #E4452206

**\$300,000**

0 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

DEVELOPMENT OPPORTUNITY IN MEADOWLARK. Get it before its gone with this great 51 ft wide lot in Meadowlark Park. Unfortunately the house has to be torn down but it's lot still holds a lot of value. Features a frontage road for parking, paved rear lane, new LRT line is a short walk and is located is one of the stronger communities in West Edmonton. WEM, Misericordia Hospital and numerous different schools will have strong appeal for any real estate investment that goes in. Lot is 51 feet wide by 113 long.

### Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | E4452206        |
| Price      | \$300,000       |
| Bathrooms  | 1.00            |
| Full Baths | 1               |
| Acres      | 0.00            |
| Type       | Single Family   |
| Sub-Type   | Vacant Lot/Land |
| Style      | Bi-Level        |
| Status     | Active          |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 8811 163 Street            |
| Area        | Edmonton                   |
| Subdivision | Meadowlark Park (Edmonton) |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5R 2N8  |

### **Amenities**

|         |             |
|---------|-------------|
| Parking | See Remarks |
|---------|-------------|

### **Interior**

|         |             |
|---------|-------------|
| Heating | See Remarks |
|---------|-------------|

### **Exterior**

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fruit Trees/Shrubs, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | August 7th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 25 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 22 |
|--------|---------|

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Listing information last updated on September 1st, 2025 at 6:17am MDT