



**GRASSROOTS**  
REALTY GROUP

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**9124 167 Street NW  
Edmonton, Alberta**

**MLS # A2267735**



**\$499,000**

<b>Division:</b>	West Meadowlark Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,001 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Sauna, Vinyl Windows		

**Inclusions:** N/A

Welcome home to this well cared for bungalow in an amazing location! Situated walking distance from the Misericordia Hospital, West Edmonton Mall and two schools; Aleda Patterson Elementary and Jasper Place High School, you will fall in love with how convenient this 4 bedroom, 2 bath home is! This wonderful home has seen numerous updates to the main level including slate and vinyl flooring, new windows, new appliances and updated paint. On the main level you'll find 3 generously sized bedrooms and a four piece bath along with a spacious living room with wood burning stove and well appointed kitchen/dining area. The basement boasts a nostalgic cavernous family room with its own wood burning fireplace, an additional bedroom, three piece bath and a sauna. In the back yard, you'll find a peaceful oasis with lots of trees with a heated double detached garage and RV parking. With many updates to the home including over \$30,000 of concrete work, newer shingles and main floor windows, all you have to do is move in! Locate steps away from schools, health care and shopping you will love the location and your new life in West Edmonton.