

## \$449,900 - 9006 Meadowlark Road, Edmonton

MLS® #E4429447

**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,132 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

Welcome to Meadowlark Park! This beautifully renovated bungalow seamlessly blends mid-century modern character with stylish contemporary updates. Step inside to find a spacious living room flowing effortlessly into the dining area, complete with a built-in china cabinet and all anchored by the warmth of original hardwood floors. The kitchen is a showstopper, boasting s/s appliances including wall oven and microwave, white cabinetry, waterfall quartz countertops, and a modern tile backsplash. Downstairs, the finished basement offers a massive recreation room, a brand-new four-piece bathroom, and an additional room currently used as a bedroom (non-egress). Outside, enjoy summer evenings on the spacious deck in your private backyard—perfect for relaxing or entertaining. There is plenty of parking in your oversized garage or under the carport which is large enough for 2 trucks. Ideally located near schools, shopping, and LRT expansion. Great family neighbourhood, great family home.

Built in 1961

### Essential Information

MLS® # E4429447

Price \$449,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,132                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 9006 Meadowlark Road       |
| Area        | Edmonton                   |
| Subdivision | Meadowlark Park (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5R 5W8                    |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, No Smoking Home |
| Parking   | Double Carport, Double Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, TV Wall Mount, Garage Heater |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Meadowlark Elementary  
Middle                              Westlawn  
High                                Jasper Place

**Additional Information**

Date Listed                      April 7th, 2025  
Days on Market                13  
Zoning                              Zone 22

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