

## \$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. Lot Value Only. Lot 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
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### **Interior**

Heating	See Remarks
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### **Exterior**

Exterior Features	Back Lane, Fruit Trees/Shrubs, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot
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### **Additional Information**

Date Listed	August 7th, 2025
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Days on Market	35
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Zoning	Zone 22
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Listing information last updated on September 11th, 2025 at 12:03pm MDT