

## \$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        12  
Zoning                      Zone 22

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on April 19th, 2025 at 9:17am MDT