

## \$478,900 - 8204 163 Street, Edmonton

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MLS® #E4465830

**\$478,900**

4 Bedroom, 1.50 Bathroom, 1,641 sqft

Single Family on 0.00 Acres

Elmwood, Edmonton, AB

Spacious Elmwood family home! Set on a beautiful tree-lined street, with a broad boulevard and backing onto schools and a large green space, this 1,640sqft split-level home offers bright, open living with vaulted ceilings, large windows and plenty of storage. The main split-level features a sunny living/dining area, an open kitchen with a sliding door to a large deck, plus a bedroom/office, 2pc bath and den. Upstairs are 3 bright bedrooms and a large 4pc bath with double sink and Jacuzzi tub. The finished basement adds a roomy family/flex area, laundry/utility space and abundant crawlspace storage. Enjoy the pleasures of a quiet neighbourhood in your private, landscaped backyard with afternoon and evening sun, and an oversized rear garage. Property updates include furnace, hot water tank, windows and shingles. This home is just steps to transit, shopping, a sports field, playground and rink, as well as both Public and Catholic elementary and junior high schools—perfect for a growing family!

Built in 1962

### Essential Information

MLS® # E4465830

Price \$478,900



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$17                   |
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,641                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8204 163 Street |
| Area        | Edmonton        |
| Subdivision | Elmwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 2N3         |

### Amenities

|           |                                                                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Crawl Space, Deck, Detectors Smoke, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling |
| Parking   | Double Garage Detached, Rear Drive Access                                                                                                                        |

### Interior

|              |                                                                                                                                |
|--------------|--------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                      |
| Stories      | 4                                                                                                                              |
| Has Basement | Yes                                                                                                                            |
| Basement     | Partial, Finished                                                                                                              |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, |

Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Elmwood, HE Beriault   |
| Middle     | Hillcrest, HE Beriault |
| High       | Jasper Place, St. FX   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 2                   |
| Zoning         | Zone 22             |

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Listing information last updated on November 15th, 2025 at 8:47pm MST