

## \$439,900 - 16103 87a Avenue, Edmonton

MLS® #E4441256

**\$439,900**

5 Bedroom, 2.00 Bathroom, 1,143 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

This is a rare find bungalow in an excellent school district, just blocks away from a famous bilingual school. There are other great elementary, junior and senior high schools in close proximity. Mature commercial areas surround the this community. Newer roof (2024), newer back fence, vinyl windows, main floor and basement have separate entrances, double garage doors are some of the highlights. The main floor features a spacious living room and dining room, three bedrooms, and a 4-piece full bathroom. The basement includes two rooms, a 3-piece full bathroom, and a kitchenette. Oversized double garage, driveway and street provide plenty parking space. The sturdy newer back fence offers privacy protection and security. Close to all amenities such as playground, schools, Costco, shopping centre, bank, public library, restaurant, bus exchange station and in coming LRT station, West Edmonton Mall. Easy access to Whitemud Hwy etc.

Built in 1963

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4441256  |
| Price     | \$439,900 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,143                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 16103 87a Avenue           |
| Area        | Edmonton                   |
| Subdivision | Meadowlark Park (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5R 4H6                    |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows |
| Parking Spaces | 4                                                             |
| Parking        | Double Garage Detached, Rear Drive Access                     |

### Interior

|              |                                                                                                                      |
|--------------|----------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                            |
| Stories      | 2                                                                                                                    |
| Has Basement | Yes                                                                                                                  |
| Basement     | Full, Partially Finished                                                                                             |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                     |
| Exterior Features | Back Lane, Fenced, Flat Site, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                        |
| Construction      | Wood, Brick, Stucco                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                      |

**School Information**

Elementary Meadowlark Public School

**Additional Information**

Date Listed June 8th, 2025

Days on Market 8

Zoning Zone 22

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