

Courtesy Of Brian Tucker Of Coldwell Banker Mountain Central

## **\$425,000 - 16318 87 Avenue, Edmonton**

MLS® #E4437293

### **\$425,000**

3 Bedroom, 2.00 Bathroom, 1,056 sqft  
Single Family on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Welcome to this fully renovated 3-level split located in the desirable neighborhood of West Meadow Park. This move-in-ready home features brand new vinyl plank and carpet flooring throughout, a fully renovated bathroom, new furnace, hot water tank, garage door, and fresh paint. The bright and airy open-concept main floor is filled with natural light and boasts a well-appointed kitchen complete with newer appliances, granite countertops, and ample cabinet space—perfect for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms and a stylish 4-piece bathroom. The lower level offers an additional spacious entertaining area, even more natural light, and a convenient 3-piece bath. Outside, enjoy a great backyard ideal for relaxing or hosting friends and family. Located close to schools, parks, public transit, West Ed Mall, restaurants, and other amenities, this home combines comfort, style, and convenience. Don't miss your chance to own this beautifully updated home.

Built in 1961

### **Essential Information**

MLS® # E4437293

Price \$425,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### **Community Information**

Address	16318 87 Avenue
Area	Edmonton
Subdivision	West Meadowlark Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4H2

### **Amenities**

Amenities	Air Conditioner, Crawl Space
Parking	Single Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Aleda Patterson School
Middle	Alex Janvier School
High	Jasper Place School

## Additional Information

Date Listed	May 19th, 2025
Days on Market	28
Zoning	Zone 22

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