

## \$410,000 - 16603 95 Avenue, Edmonton

MLS® #E4447853

**\$410,000**

4 Bedroom, 2.00 Bathroom, 1,060 sqft  
Single Family on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Welcome to this charming bi-level home in the delightful West Meadowlark Park Community. The current owner has added some wonderful upgrades over the past couple of years, making this place even more special. You'll find new light fixtures and cozy pot lights throughout, plus new tile flooring and stunning Granite countertops and backsplash in both the kitchen and bathroom. The basement shines with new vinyl flooring, and the entire house has been painted recently. The rest of the main level is Hardwood flooring. As you step inside, youâ€™re welcomed by a spacious living area that flows seamlessly into the dining room and a large kitchen, perfect for entertaining! The bedrooms are separated for added privacy. Downstairs, youâ€™ll discover two cozy bedrooms along with a family room that features a lovely gas fireplace, plus extra living space and a convenient laundry area. And thatâ€™s not allâ€”the home comes with a double oversized heated garage. Itâ€™s also located near schools, shopping centers & transportation

Built in 1963

### Essential Information

MLS® # E4447853

Price \$410,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,060
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	16603 95 Avenue
Area	Edmonton
Subdivision	West Meadowlark Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0B1

### **Amenities**

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached, Heated, Insulated, Over Sized

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 15th, 2025  
Days on Market 18  
Zoning Zone 22

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