# \$400,000 - 16318 87 Avenue, Edmonton

MLS® #E4437293

## \$400,000

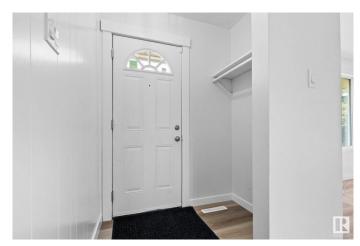
3 Bedroom, 2.00 Bathroom, 1,056 sqft Single Family on 0.00 Acres

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 spaceâ€"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 \$400,000 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 92

Zoning Zone 22

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Listing information last updated on August 19th, 2025 at 4:47pm MDT