

## \$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 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 \$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 | 81             |
| Zoning         | Zone 22        |

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