

Courtesy Of Matt J Walker Of Liv Real Estate

## **\$388,888 - 15921 88a Avenue, Edmonton**

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MLS® #E4427656

### **\$388,888**

4 Bedroom, 1.50 Bathroom, 1,153 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

Opportunity knocks on the door of this bungalow with separate entrance located in the sought after community of Meadowlark. This 1152 sq ft property sits on a sub dividable lot a half a block in from the LRT, measuring 58 feet wide X 110 feet deep. The main floor features vinyl windows throughout replaced in 2017. The layout begins with a large living room with ample natural light from the large bay windows. Enjoy views from the dining room of the living room and custom remodelled kitchen. Three bedrooms and two bathrooms consisting of a half bath ensuite in the primary bedroom. The lower level has a fourth bedroom and a spacious family room. There is additional storage located in the utility/laundry room. This home is walking distance from amazing schools, public library, meadowlark shopping centre. Close to proximity to all major roads including the Whitemud Freeway, and Anthony Henday Drive.



Built in 1960

### **Essential Information**

MLS® #	E4427656
Price	\$388,888
Bedrooms	4
Bathrooms	1.50

Full Baths	1
Half Baths	1
Square Footage	1,153
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	15921 88a Avenue
Area	Edmonton
Subdivision	Meadowlark Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4N3

### **Amenities**

Amenities	On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, R.V. Storage, Television Connection, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Subdividable Lot

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Meadowlark Public School
Middle	Stratford School
High	Jasper Place

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	13
Zoning	Zone 22

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Listing information last updated on April 9th, 2025 at 4:17pm MDT