

## **\$547,000 - 16615 93a Avenue, Edmonton**

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MLS® #E4428080

### **\$547,000**

5 Bedroom, 2.50 Bathroom, 1,454 sqft  
Single Family on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Discover the perfect blend of space, comfort, and convenience in this well-maintained 1,454 sq. ft. bungalow in the desirable West Meadowlark Park! This move-in-ready home features an open and sun-filled living area with large windows, offering an abundance of natural light throughout. The well-appointed kitchen boasts plenty of cabinetry and flows seamlessly onto an enclosed deck with a BBQ gas line, ideal for outdoor entertaining. The main floor is home to three spacious bedrooms, including a primary suite with a 2pce ensuite, as well as a 5pce main bathroom with luxurious in-floor heating. The fully finished basement adds even more living space, offering two additional bedrooms, a den, a 4pce bathroom with in-floor heating, and a large rec room – perfect for family movie nights or a home gym. The property also sits on a generous pie-shaped lot, complete with a double detached garage. Located in a family-friendly neighbourhood with close access to parks, schools, and more, this home is a rare find!



Built in 1964

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4428080  |
| Price  | \$547,000 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,454                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 16615 93a Avenue     |
| Area        | Edmonton             |
| Subdivision | West Meadowlark Park |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5R 5K1              |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Fire Pit, Hot Water Natural Gas, No Smoking Home |
| Parking   | Double Garage Detached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |   |
|-------------------|---|
| Exterior Features | Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 22          |

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Listing information last updated on April 10th, 2025 at 12:02pm MDT