

## \$450,000 - 16413 87a Avenue, Edmonton

MLS® #E4437179

**\$450,000**

4 Bedroom, 2.50 Bathroom, 1,372 sqft

Single Family on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Fantastic original owner bungalow located in West Meadowlark. Vaulted ceilings in living, dining and kitchen areas create a welcoming atmosphere for daily enjoyment. African walnut feature wall in the living room and other scarce woods have been used throughout the house adding to its uniqueness. The primary bedroom is a nice size and features a large closet. 2 additional bedrooms, a full bath and a half bath off the back entry finish the main floor. There is a separate entrance to the basement which is fully finished. Entertaining 60's style will be the highlight of your gatherings. The huge rec room has a wet bar with inlaid panels, orange chrome swivel chairs, a beautiful brick woodburning fireplace and a games room adjacent. The 4th bedroom has 2 windows. Completing the area is a laundry room, 3 piece bath and cold storage. Plus there's a 2nd furnace to heat the downstairs. The photos make it look better than it is, but what a great reno this will be. All on a pie shaped lot with 24'x22' garage.

Built in 1962

### Essential Information

MLS® # E4437179

Price \$450,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,372
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	16413 87a Avenue
Area	Edmonton
Subdivision	West Meadowlark Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 4H8

### **Amenities**

Amenities	Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Garage Control, Garage Opener, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation,

	Schools, Shopping Nearby, Treed Lot, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	A. Blair McPherson
Middle	Alex Janvier
High	Jasper Place

### Additional Information

Date Listed	May 15th, 2025
Days on Market	7
Zoning	Zone 22

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