

# \$479,900 - 16322 87 Avenue, Edmonton

MLS® #E4414972

**\$479,900**

4 Bedroom, 2.00 Bathroom, 1,036 sqft  
Single Family on 0.00 Acres

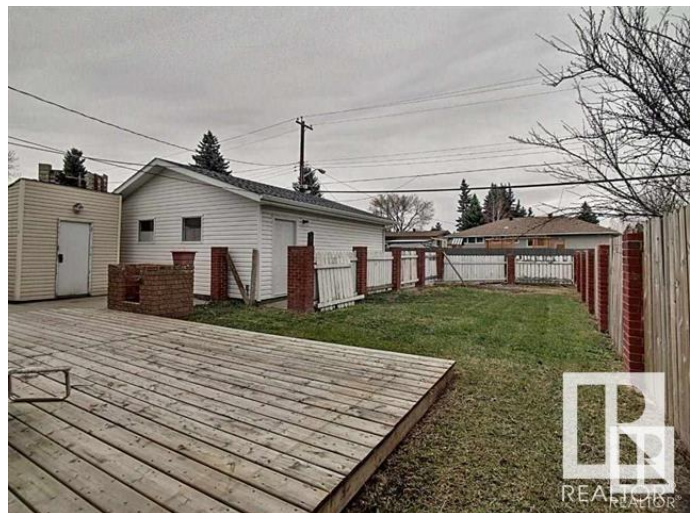
West Meadowlark Park, Edmonton, AB

UPGRADED 3+1 bedroom bungalow, complete with two kitchens and a separate entrance, MINUTES FROM NEW LRT TRAIN ! Offers a fantastic opportunity. Spacious living and dining areas. The main floor includes three bedrooms, 4 piece bathroom, and DINING ROOM. The basement has a separate entrance, a second kitchen, shared laundry, a 3-pc bath, and a large bedroom with STORAGE space. Outside, NEWLY CONSTRUCTED OVERSIZED 24x24 DOUBLE GARAGE ON NEW CONCRETE. NEWER ASPHALT SHINGLES. Blocks from 3 schools, hospital, parks, and WEM. This move-in-ready home is perfect for families. BRING ALL OFFERS MUST SELL!!

Built in 1962

## Essential Information

MLS® #	E4414972
Price	\$479,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	0.00
Year Built	1962
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	16322 87 Avenue
Area	Edmonton
Subdivision	West Meadowlark Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4H2

### **Amenities**

Amenities	Deck, Hot Water Natural Gas, No Smoking Home, Patio, Smart/Program. Thermostat, Wall Unit-Built-In
Parking Spaces	5
Parking	Double Garage Detached, Insulated, Over Sized, Shop

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Aleda Patterson School
Middle	Alex Janvier School
High	Alex Janvier School

## Additional Information

Date Listed November 30th, 2024

Days on Market 104

Zoning Zone 22

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Listing information last updated on March 14th, 2025 at 6:17am MDT