

## \$425,000 - 16100 88 Avenue, Edmonton

MLS® #E4462941

### \$425,000

4 Bedroom, 2.00 Bathroom, 1,087 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

Great Bungalow in a beautiful neighbourhood in West Edmonton! Feel at home as you walk in the door to the large front family room. Tons of natural light! Updated kitchen has loads of storage and prep space with room to host family & friends too! Huge master suite has plenty of space for king size furniture and a big walk in closet too! 2nd bedroom is great for guests, kids or home office. Fully finished basement with large rec room and 2 more bedrooms! Many renovations including shingles(2019), R50 attic insulation, main bathroom(2022), Triple pane windows(2022), 100amp with upgraded electric system, new dishwasher, new paint, Newer Water Tank and more! Double detached garage keeps the snow off the vehicles all winter! Fully fenced yard! Close to schools, shopping transit and more!!!

Built in 1961

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462941  |
| Price          | \$425,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,087     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1961                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 16100 88 Avenue            |
| Area        | Edmonton                   |
| Subdivision | Meadowlark Park (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5R 4M4                    |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Off Street Parking, Closet Organizers, Detectors Smoke, Vinyl Windows |
| Parking   | Double Garage Detached                                                |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Partially Finished                                                             |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Stucco, Vinyl                                  |
| Foundation        | Concrete Perimeter                                   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 14                 |
| Zoning         | Zone 22            |

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