

## \$435,000 - 16001 89 Avenue, Edmonton

MLS® #E4431610

**\$435,000**

4 Bedroom, 2.00 Bathroom, 946 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

Buckle up, because this house in Meadowlark Park is about to make your jaw drop. This isn't just a home—it's the good life, and you're invited! Kick open the door (gently) and bam—you're hit with an open-concept stunner that's so bright and airy you'll feel like you're floating on a cloud, and the massive windows? They're basically begging you to strike a pose. The kitchen is a total glow-up, with smooth granite countertops. The fireplace in the living room? It's cozier than your grandma's hugs. Let's talk about the four bedrooms—yep, four! The master suite is your personal sanctuary. The other three bedrooms are straight-up MVPs: one for the kids, one for guests, one for your Peloton. Across the street, Meadowlark School is so close you can practically roll out of bed and into class, just wave at the kids from the living room as they walk to school.

Built in 1962

### Essential Information

MLS® #	E4431610
Price	\$435,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	946



Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	16001 89 Avenue
Area	Edmonton
Subdivision	Meadowlark Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4R6

### **Amenities**

Amenities	On Street Parking, Deck
Parking Spaces	3
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Middle Meadowlark Public  
High ST. Francis Xavier HS

### **Additional Information**

Date Listed April 18th, 2025

Days on Market 13

Zoning Zone 22

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 7:02pm MDT