

## \$389,900 - 16208 87 Avenue, Edmonton

MLS® #E4444465

**\$389,900**

4 Bedroom, 1.50 Bathroom, 1,615 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

Step into the charm of this well-located 4-level split, where space, style, and comfort come together. With 3 bedrooms upstairs plus a den and another above-grade bedroom on the lower level, this home offers flexibility for families, guests, or a home office. Enjoy the warmth of laminate floors and an updated kitchen with modern cabinets and counters—perfect for everyday living or hosting. The large back entry with laundry and built-in shelving keeps life organized, while the unfinished basement offers great storage and project space. Step outside to a spacious yard with a patio, and plenty of room to relax or play. An oversized single detached garage adds convenience. Just a short stroll to West Edmonton Mall, the Misericordia Hospital, schools, transit, and more. Move in and imagine the possibilities—this home is ready to welcome you.

Built in 1961

### Essential Information

MLS® #	E4444465
Price	\$389,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,615
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	16208 87 Avenue
Area	Edmonton
Subdivision	Meadowlark Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4G9

### **Amenities**

Amenities	No Smoking Home, See Remarks
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	24
Zoning	Zone 22

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Listing information last updated on July 20th, 2025 at 2:17am MDT