

## \$457,000 - 16208 87 Avenue, Edmonton

MLS® #E4463175

**\$457,000**

4 Bedroom, 1.50 Bathroom, 1,091 sqft

Single Family on 0.00 Acres

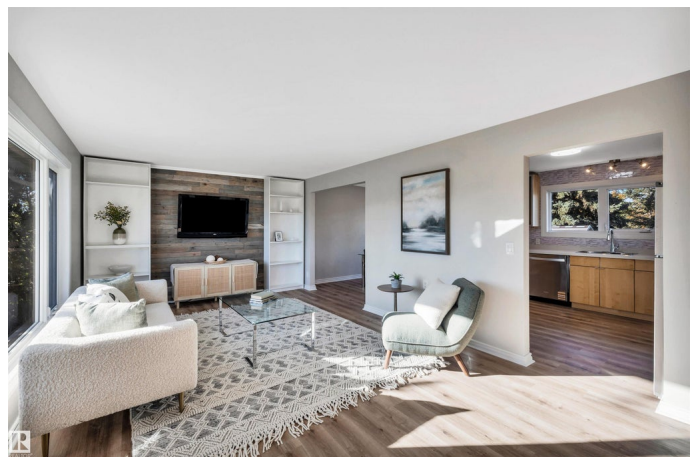
Meadowlark Park (Edmonton), Edmonton, AB

Welcome to this beautifully renovated 4-level split home with 2,080 ft<sup>2</sup> of finished living space in the mature Meadowlark Park neighborhood close to schools, shopping, and downtown! This bright and spacious home offers 4 bedrooms, a den, 1.5 baths, and upgraded vinyl windows that fill every room with natural light. Enjoy brand-new vinyl plank flooring in the living areas and cozy new carpet in the bedrooms and basement rec room. Huge back entry with shelving and laundry. Newer insulation, siding, soffits, fascia, and windows makes this home move in ready! The large 54' x 110' lot provides plenty of space for outdoor living, gardening, or future development. A new LRT station under construction just 3 blocks away will make commuting a breeze. Move-in ready and perfectly located—this home offers comfort, convenience, and value in one exceptional package! Some photos have been virtually staged.

Built in 1961

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463175  |
| Price      | \$457,000 |
| Lease Rate | \$17      |
| Bedrooms   | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,091                  |
| 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 | Carbon Monoxide Detectors, Detectors Smoke, Front Porch, Hot Water Natural Gas, Parking-Extra, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Over Sized, Single Garage Detached                                                                                                   |

### Interior

|              |                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                          |
| Stories      | 4                                                                                                                  |
| Has Basement | Yes                                                                                                                |
| Basement     | Full, Finished                                                                                                     |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                          |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 23rd, 2025

Days on Market                23

Zoning                            Zone 22

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Listing information last updated on November 15th, 2025 at 9:02am MST