

Courtesy Of Matt J Walker Of Liv Real Estate

## \$388,888 - 15921 88a Avenue, Edmonton

MLS® #E4427656

**\$388,888**

4 Bedroom, 1.50 Bathroom, 1,153 sqft  
Single Family on 0.00 Acres

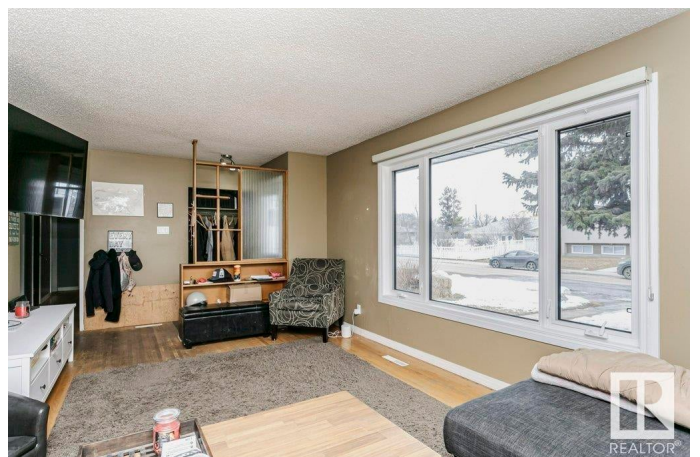
Meadowlark Park (Edmonton), Edmonton, AB

Opportunity knocks on the door of this bungalow with separate entrance located in the sought after community of Meadowlark. This 1152 sq ft property sits on a sub dividable lot a half a block in from the LRT, measuring 58 feet wide X 110 feet deep. The main floor features vinyl windows throughout replaced in 2017. The layout begins with a large living room with ample natural light from the large bay windows. Enjoy views from the dining room of the living room and custom remodelled kitchen. Three bedrooms and two bathrooms consisting of a half bath ensuite in the primary bedroom. The lower level has a fourth bedroom and a spacious family room. There is additional storage located in the utility/laundry room. This home is walking distance from amazing schools, public library, meadowlark shopping centre. Close to proximity to all major roads including the Whitemud Freeway, and Anthony Henday Drive.

Built in 1960

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4427656  |
| Price     | \$388,888 |
| Bedrooms  | 4         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,153                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 15921 88a Avenue           |
| Area        | Edmonton                   |
| Subdivision | Meadowlark Park (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5R 4N3                    |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, R.V. Storage, Television Connection, Vinyl Windows |
| Parking Spaces | 2  |
| Parking        | Single Garage Detached   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Subdividable Lot |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Meadowlark Public School |
| Middle     | Stratford School         |
| High       | Jasper Place             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 22          |

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Listing information last updated on April 4th, 2025 at 9:17pm MDT