

## \$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 | 8                |
| Zoning         | Zone 22          |

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Listing information last updated on April 26th, 2025 at 2:32am MDT