

## \$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 | 7               |
| Zoning         | Zone 22         |

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Listing information last updated on July 3rd, 2025 at 3:17am MDT