

Courtesy Of Kamran Amjad and Kate M Ploner Of MaxWell Progressive

## \$547,000 - 16615 93a Avenue, Edmonton

MLS® #E4428080

**\$547,000**

5 Bedroom, 2.50 Bathroom, 1,454 sqft  
Single Family on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Discover the perfect blend of space, comfort, and convenience in this well-maintained 1,454 sq. ft. bungalow in the desirable West Meadowlark Park! This move-in-ready home features an open and sun-filled living area with large windows, offering an abundance of natural light throughout. The well-appointed kitchen boasts plenty of cabinetry and flows seamlessly onto an enclosed deck with a BBQ gas line, ideal for outdoor entertaining. The main floor is home to three spacious bedrooms, including a primary suite with a 2pc ensuite, as well as a 5pc main bathroom with luxurious in-floor heating. The fully finished basement adds even more living space, offering two additional bedrooms, a den, a 4pc bathroom with in-floor heating, and a large rec room—perfect for family movie nights or a home gym. The property also sits on a generous pie-shaped lot, complete with a double detached garage. Located in a family-friendly neighbourhood with close access to parks, schools, and more, this home is a rare find!

Built in 1964

### Essential Information

MLS® # E4428080

Price \$547,000



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,454
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	16615 93a Avenue
Area	Edmonton
Subdivision	West Meadowlark Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5K1

### **Amenities**

Amenities	Air Conditioner, Deck, Fire Pit, Hot Water Natural Gas, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Aleda Patterson School
Middle	Alex Janvier School
High	Jasper Place School

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	5
Zoning	Zone 22

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 2nd, 2025 at 2:17am MDT