

## \$649,900 - 16109 88a Avenue, Edmonton

MLS® #E4458564

### \$649,900

4 Bedroom, 3.00 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

Absolutely stunning & perfect! This well thought-out renovation has been excellently completed. Vaulted ceilings & herringbone vinyl plank throughout the main floor, modern lighting, clean white lines & great 3 bed 2 bath upstairs layout. The kitchen is gorgeous with 60" cabinets up the vaulted ceiling, stainless appliances, white cabinets & waterfall quartz countertop. There's a peninsula with stool seating & a dining room adjacent. The living room is very large & features a gas fireplace to cozy up as fall hits us. The master bedroom has a 3pc ensuite, closet & full wall of wardrobe as well. The basement is beautifully finished with a concrete fireplace in the large rec room, a media area with feature scone lighting, a bedroom with a feature brick wall, a swanky 3rd full bathroom & laundry area with a wash sink. Large yard with a concrete patio, grass to play on, garden, space for an RV pad & double garage. New roof, windows, HWT, siding. 1 block from Meadowlark School & FRONTS A BEAUTIFUL 1 ACRE PARK

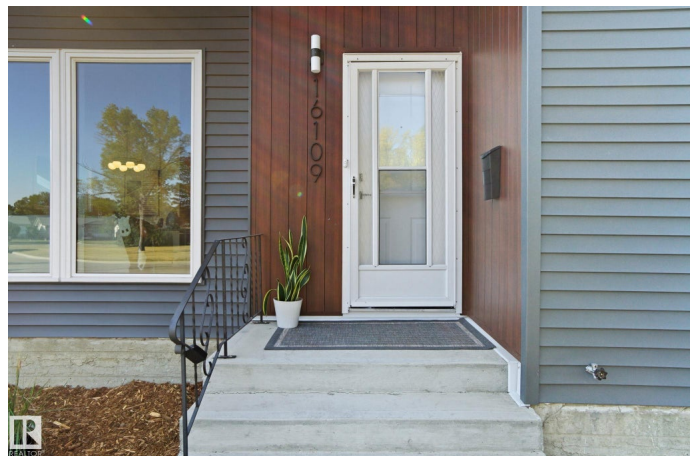
Built in 1963

### Essential Information

MLS® # E4458564

Price \$649,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,206                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 16109 88a Avenue           |
| Area        | Edmonton                   |
| Subdivision | Meadowlark Park (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5R 4N5                    |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Closet Organizers, Fire Pit, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 5                                                           |
| Parking        | Double Garage Detached, Over Sized                          |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Washer, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas                                         |
| Fireplace         | Yes                                                               |
| Fireplaces        | Brick Facing                                                      |
| Stories           | 2                                                                 |
| Has Basement      | Yes                                                               |
| Basement          | Full, Finished                                                    |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                         |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Stucco, Vinyl                         |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Meadowlark

Middle                              Hillcrest

High                                Jasper Place

**Additional Information**

Date Listed                      September 19th, 2025

Days on Market                7

Zoning                              Zone 22

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Listing information last updated on September 25th, 2025 at 9:32pm MDT