

\$400,000 - 16318 87 Avenue, Edmonton

MLS® #E4437293

\$400,000

3 Bedroom, 2.00 Bathroom, 1,056 sqft

Single Family on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Welcome to this fully renovated 3-level split located in the desirable neighborhood of West Meadow Park. This move-in-ready home features brand new vinyl plank and carpet flooring throughout, a fully renovated bathroom, new furnace, hot water tank, garage door, and fresh paint. The bright and airy open-concept main floor is filled with natural light and boasts a well-appointed kitchen complete with newer appliances, granite countertops, and ample cabinet space—perfect for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms and a stylish 4-piece bathroom. The lower level offers an additional spacious entertaining area, even more natural light, and a convenient 3-piece bath. Outside, enjoy a great backyard ideal for relaxing or hosting friends and family. Located close to schools, parks, public transit, West Ed Mall, restaurants, and other amenities, this home combines comfort, style, and convenience. Don't miss your chance to own this beautifully updated home.

Built in 1961

Essential Information

MLS® # E4437293

Price \$400,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

Community Information

Address	16318 87 Avenue
Area	Edmonton
Subdivision	West Meadowlark Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4H2

Amenities

Amenities	Air Conditioner, Crawl Space
Parking	Single Garage Detached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

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

Additional Information

Date Listed	May 19th, 2025
Days on Market	76
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 August 3rd, 2025 at 8:32am MDT