

## \$399,900 - 16603 95 Avenue, Edmonton

MLS® #E4447853

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,060 sqft

Single Family on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Welcome to this charming bi-level home in the delightful West Meadowlark Park Community. The current owner has added some wonderful upgrades over the past couple of years, making this place even more special. You'll find new light fixtures and cozy pot lights throughout, plus new tile flooring and stunning Granite countertops and backsplash in both the kitchen and bathroom. The basement shines with new vinyl flooring, and the entire house has been painted recently. The rest of the main level is Hardwood flooring. As you step inside, youâ€™re welcomed by a spacious living area that flows seamlessly into the dining room and a large kitchen, perfect for entertaining! The bedrooms are separated for added privacy. Downstairs, youâ€™ll discover two cozy bedrooms along with a family room that features a lovely gas fireplace, plus extra living space and a convenient laundry area. And thatâ€™s not allâ€”the home comes with a double oversized heated garage. Itâ€™s also located near schools, shopping centers & transportation

Built in 1963

### Essential Information

MLS® # E4447853

Price \$399,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,060                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 16603 95 Avenue      |
| Area        | Edmonton             |
| Subdivision | West Meadowlark Park |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 0B1              |

### **Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                      |
| Parking        | Double Garage Detached, Heated, Insulated, Over Sized  |

### **Interior**

|              |                                                                                                                                                                      |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                            |
| Stories      | 2                                                                                                                                                                    |
| Has Basement | Yes                                                                                                                                                                  |
| Basement     | Full, Finished                                                                                                                                                       |

### **Exterior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 22         |

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Listing information last updated on August 6th, 2025 at 8:17am MDT