

# \$449,900 - 16115 90 Avenue, Edmonton

MLS® #E4449749

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,094 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

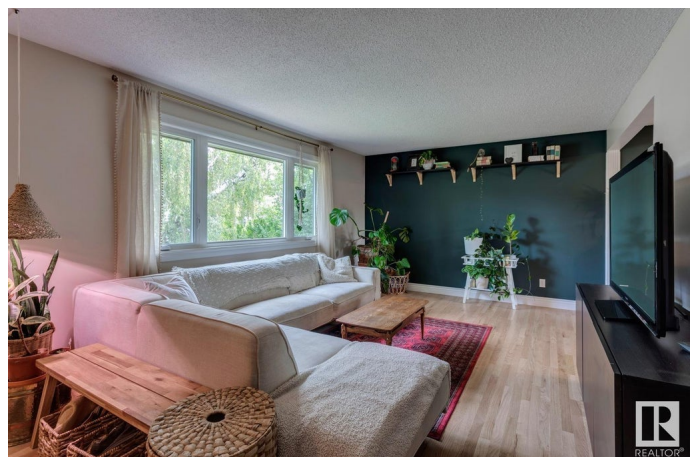
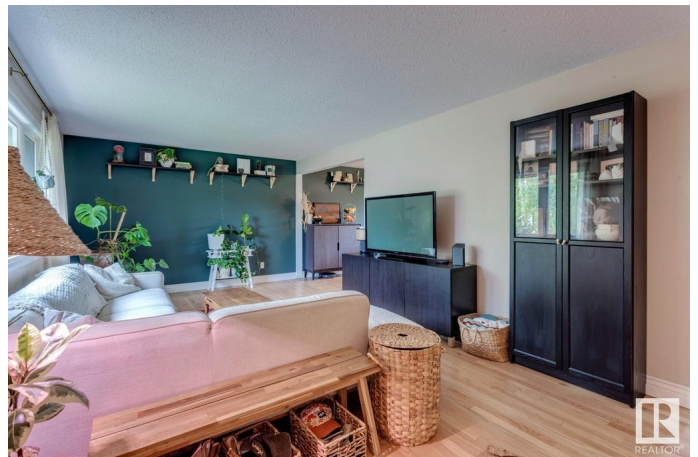
Welcome to this spectacularly maintained bungalow, in the highly desirable west-central neighbourhood of Meadowlark Park! Thoughtfully updated over the years, the home features a new house roof (2023) & garage roof (2019), new triple-pane windows throughout the main level, plus a new fence on the south and west sides. The living room is spacious & bright with newly refinished hardwood flooring - the perfect place to entertain friends or relax with family. The kitchen flows seamlessly to your dining room with a massive window framing the lovely yard. 3 good sized bedrooms & a 4pce bathroom round out this level of the home. The basement is fully finished with massive rec room, 2 additional bedrooms & full bath. The backyard is a true retreat - extremely private and perfect for relaxing or tending to your vegetable garden. With excellent proximity to some of Edmonton's best schools and shopping, this beautifully cared-for bungalow offers comfort, privacy, and a prime location close to everything you need.

Built in 1961

## Essential Information

MLS® # E4449749

Price \$449,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,094
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	16115 90 Avenue
Area	Edmonton
Subdivision	Meadowlark Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4W7

### **Amenities**

Amenities	Vinyl Windows, See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Meadowlark  
Middle                              Hillcrest  
High                                 Jasper Place

**Additional Information**

Date Listed                      July 25th, 2025  
Days on Market                5  
Zoning                              Zone 22

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