

# \$387,500 - 16041 95 Avenue, Edmonton

MLS® #E4439707

## \$387,500

3 Bedroom, 2.00 Bathroom, 1,205 sqft  
Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

This 1,200+ sqft bungalow in West Edmontonâ€™s Meadowlark Park has great floor plan and is the perfect blank canvas for your dream home or next investment project. In need of some updates, this home is ready for your vision, whether you're planning a stylish flip or a forever home for your family. It has plenty of street & driveway parking, a heated oversized double garage, plus access from the back lane for RV parking. Located near West Edmonton Mall, major routes, schools, shopping, public transportation, additional amenities, and the stunning River Valley, itâ€™s the perfect location. This property offers endless potential and is just waiting for your touch. Bring your creativity and make it your own!

Built in 1960

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439707  |
| Price          | \$387,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 2         |
| Square Footage | 1,205     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1960                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 16041 95 Avenue            |
| Area        | Edmonton                   |
| Subdivision | Meadowlark Park (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5P 0A8                    |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home                       |
| Parking   | Double Garage Detached, Heated, Insulated, Over Sized |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert, Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Meadowlark/Annunciation  |
| Middle     | Hillcrest/St.Thomas More |
| High       | Jasper Place/St.FX       |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 92             |
| Zoning         | Zone 22        |

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Listing information last updated on August 31st, 2025 at 7:47am MDT