

## \$349,900 - 16005 95 Avenue, Edmonton

MLS® #E4426166

**\$349,900**

5 Bedroom, 2.50 Bathroom, 1,058 sqft  
Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

This bungalow in West Edmonton is perfect for your dream home or next investment. Located near West Edmonton Mall, major routes, and the stunning River Valley, you will have everything you need to stay active and connected. The separate basement entrance opens up exciting possibilities for a future suite—ideal for extra income or multigenerational living. With an unbeatable location and endless potential, this home is just waiting for you.

Built in 1959

### Essential Information

MLS® #	E4426166
Price	\$349,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,058
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



## Community Information

Address	16005 95 Avenue
Area	Edmonton
Subdivision	Meadowlark Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0A8

## Amenities

Amenities	On Street Parking, Ceiling 9 ft., Hot Water Natural Gas, No Animal Home, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	6
Parking	Double Garage Detached

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Public Transportation, Schools, Shopping Nearby
Lot Description	16.8 x 31.1 M
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	Meadowlark Public School
Middle	St. Paul Catholic
High	James Gibbons School

## Additional Information

Date Listed	March 17th, 2025
Days on Market	14

## Zoning

## Zone 22

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