

# \$419,900 - 16810 94 Avenue, Edmonton

MLS® #E4434841

**\$419,900**

4 Bedroom, 2.00 Bathroom, 986 sqft

Single Family on 0.00 Acres

West Meadowlark Park, Edmonton, AB

**PRICED TO SELL.** This Bungalow is located in the quiet cul-de-sac surrounded by schools, parks and shopping. This Home has had some Major Renovations and is Ready for you to Move in and Enjoy. Some Upgrades include New Kitchen, New Bathroom, New Paint, New Furnace, New Hot Water Tank, New Water Softener, New Sump Pump, and additional insulation spray foam in the attic for extra warmth. The Fully Finished Basement has been completely renovated with new laminate flooring and a large Rec space for your family. The Primary bedroom has been added to the basement with French doors and Ikea wardrobes included in the sale. The Primary ensuite feels like you just walked into a spa and includes separate double sink and the most impressive Shower/Jacuzzi tub you have ever seen. This impressive shower has a telephone, radio, massage and jets.. You have never seen anything like it. Close to Schools, Parks, Transit and a 3 min car ride to West Edmonton Mall. Hurry! This Home won't last.

Built in 1965

## Essential Information

MLS® # E4434841

Price \$419,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 986                    |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 16810 94 Avenue      |
| Area        | Edmonton             |
| Subdivision | West Meadowlark Park |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5R 5L5              |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | See Remarks       |
| Parking   | Rear Drive Access |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco                                |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Stucco                                |
| Foundation        | Concrete Perimeter                          |

### Additional Information

Date Listed May 6th, 2025

Days on Market 3

Zoning Zone 22

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