

## \$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

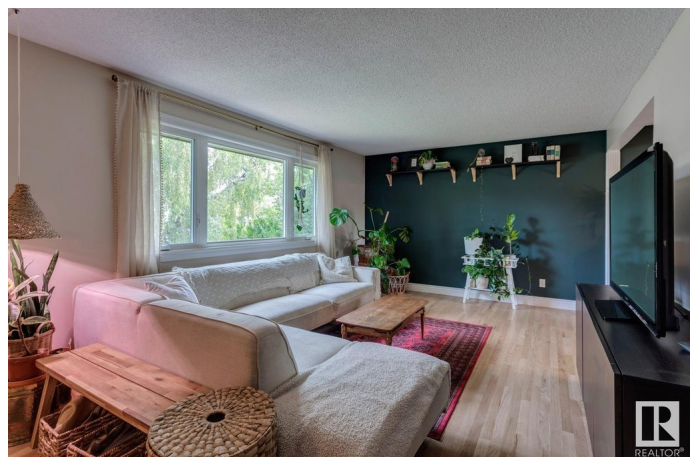
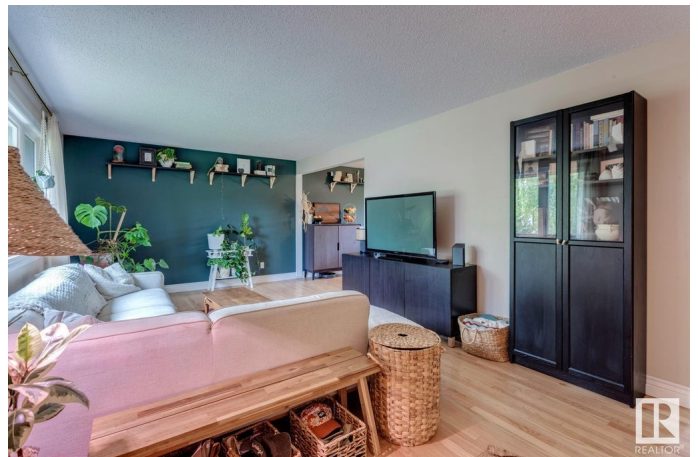
Welcome to this spectacularly maintained bungalow, in the highly desirable west-central neighbourhood of Meadowlark Park! Thoughtfully updated over the years, the home features a new house roof (2023) & garage roof (2019), new triple-pane windows throughout the main level, plus a new fence on the south 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                7  
Zoning                              Zone 22

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Listing information last updated on August 1st, 2025 at 2:48pm MDT