

# \$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	93
Zoning	Zone 22

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 1st, 2025 at 5:17am MDT