

## \$399,000 - 16013 93a Avenue, Edmonton

MLS® #E4434742

**\$399,000**

4 Bedroom, 2.00 Bathroom, 1,074 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

A GREAT FAMILY HOME IN A GREAT LOCATION! This 1074 sq ft 4 bedroom 2 bath home has a lot to offer the family. The kitchen has ample cupboard space & a gas stove for the cooks & a bay window for more natural light and more family space. The dining room has a beautiful custom built china cabinet. A nice convenience is a cloths shute to the downstairs laundry room. The downstairs has a large recreation room with a bar; a bedroom ; bathroom & cold room. The backyard has garden boxes for those that want to grow their own veggies. AND for the guys a 24 x 24 ft heated garage. This family home is close to everything: schools all grades (walking distance); West Edmonton Mall; shopping; hospital; medical clinics & labs; restaurants; LRT. Put your decorating skills to work & make this home YOURS.

Built in 1959

### Essential Information

MLS® #	E4434742
Price	\$399,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,074
Acres	0.00



Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	16013 93a Avenue
Area	Edmonton
Subdivision	Meadowlark Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5J7

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Patio
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Fan-Ceiling, Freezer, Garage Opener, Hood Fan, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	4

## Zoning

## Zone 22

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Listing information last updated on May 10th, 2025 at 12:47am MDT