

## \$400,000 - 15729 95 Avenue, Edmonton

MLS® #E4432533

**\$400,000**

4 Bedroom, 2.00 Bathroom, 1,164 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

Welcome to the vibrant community of Meadowlark Park! This well-maintained 4 bedroom, 2 bathroom bungalow offers over 1100 sq ft of thoughtfully laid-out living space, making it the perfect place to call home. As you step inside, you're welcomed into a bright and spacious living room that effortlessly flows into the dining area. The large kitchen features stainless steel appliances, plenty of cabinetry, and expansive counter space for cooking and gathering. Down the hallway, you'll find the primary bedroom, two additional bedrooms, and a full 4pc bathroom. The fully finished basement provides even more room to spread out, with a massive rec room complete with a built-in bar, a 3pc bathroom, an additional bedroom, and a laundry room with extra storage. The single attached garage adds convenience, while the fully fenced backyard is perfect for kids, pets, gardening, or summer BBQs. Located just 5 minutes from West Edmonton Mall and close to schools, parks, transit, and all the amenities you could need.

Built in 1958

### Essential Information

MLS® # E4432533

Price \$400,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,164                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 15729 95 Avenue            |
| Area        | Edmonton                   |
| Subdivision | Meadowlark Park (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5P 0A3                    |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Bar, Detectors Smoke, Vinyl Windows |
| Parking   | Parking Pad Cement/Paved, Single Garage Attached                           |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 24th, 2025

Days on Market                3

Zoning                            Zone 22

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