

## \$414,900 - 15934 94 Avenue, Edmonton

MLS® #E4445596

**\$414,900**

3 Bedroom, 1.00 Bathroom, 1,152 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

Welcome to this well-maintained 3 Bedroom, 1150 Sq.ft BUNGALOW located on a quite street in Meadowlark Park closer to all amenities. The main floor boasts a bright & expansive living room with large SOUTH-FACING picture window and gas fireplace. This level includes 3 GENEROUSLY SIZED BEDROOMS, incl. primary bed, and 1 full 3-pc RENOVATED BATH with tiled shower, providing plenty of space. The FULLY FINISHED BASEMENT adds more living space with a LARGE REC ROOM and fitness area which could also be used as 4th bedroom. Step outside to a LARGE DECK overlooking a GORGEOUS BACKYARD, perfect for relaxation & outdoor gatherings. SINGLE DETACHED GARAGE with a LONG DRIVEWAY that can fit upto 4 vehicles plus STREET PARKING AVAILABLE too. Recent upgrades include: Main Floor LVP Flooring (2024), Washer & Dryer (2024), Roof (2022), Ext. doors (2015), Fence (3 sides 2020), HWT (2018), Refrigerator (2023), Furnace cleaning (Aug 2024), Paint (2024), Range hood (2024) Basement was finished in year 2004. Furnace (2004).

Built in 1958

### Essential Information

MLS® #

E4445596



|                |                        |
|----------------|------------------------|
| Price          | \$414,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,152                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 15934 94 Avenue            |
| Area        | Edmonton                   |
| Subdivision | Meadowlark Park (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5R 5K8                    |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | On Street Parking, Deck, Front Porch |
| Parking   | Single Garage Detached               |

### Interior

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Portable, Dryer, Garage Control, Garage Opener, 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 | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Vinyl                                                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 3rd, 2025

Days on Market                32

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 August 4th, 2025 at 6:02am MDT