

## \$440,000 - 15711 89 Avenue, Edmonton

MLS® #E4457370

**\$440,000**

5 Bedroom, 2.00 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

Opportunity check: West Meadowlark Park bungalow that's built for both living and investing. Upstairs you've got 3 bright bedrooms, fresh flooring, updated kitchen, modern paint, and classic hardwood hiding under the carpet. Downstairs, the partly finished basement is rocking its own kitchen, bedroom, bath + rec space. The heavy lifting Already done. Shingles, vinyl windows, exterior doors, siding, furnace + landscaping all upgraded. Double garage with overhead door, fenced yard, and plenty of space for family BBQs or future garden goals. And the location? 10/10. Walk to Meadowlark Mall, schools, parks, and the future LRT station – meaning this property isn't just a home, it's a long-term wealth play with built-in tenant demand. Perfect for first-time buyers who want affordability + cash flow, or investors stacking doors and chasing ROI.

Built in 1961

### Essential Information

MLS® #	E4457370
Price	\$440,000
Lease Rate	\$16
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	1,184
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	15711 89 Avenue
Area	Edmonton
Subdivision	Meadowlark Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4R4

### Amenities

Amenities	Carbon Monoxide Detectors
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	1
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Paved Lane
Lot Description	53' x 110'
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Meadowlark School
Middle	Hillcrest School
High	Jasper Place School

**Additional Information**

Date Listed	September 11th, 2025
Days on Market	11
Zoning	Zone 22

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