

# \$150,000 - 16405 89 Avenue, Edmonton

MLS® #E4438188

**\$150,000**

3 Bedroom, 1.50 Bathroom, 982 sqft

Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

This END unit townhouse combines affordability and convenience in the heart of West Edmonton. Just minutes from West Edmonton Mall, the future LRT line, and Misericordia Hospital, this property features three bedrooms and 1.5 bathrooms, making it an excellent choice for first-time buyers or savvy investors. Inside, the spacious living areas create a warm and welcoming atmosphere, complemented by a thoughtfully designed kitchen with a custom pantry and ample storage. Step outside to a west-facing yard, ideal for soaking up the evening sunlight and enjoying summer nights. Located in a well-connected neighborhood, this home offers easy access to shopping, restaurants, schools, and parks, ensuring a vibrant and convenient lifestyle. Priced affordably, this townhouse is a fantastic opportunity to enter the market or add to an investment portfolio.

Built in 1965

## Essential Information

MLS® #	E4438188
Price	\$150,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	982
Acres	0.00
Year Built	1965
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	16405 89 Avenue
Area	Edmonton
Subdivision	West Meadowlark Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4S1

### Amenities

Amenities	See Remarks
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 22nd, 2025
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Days on Market	2
Zoning	Zone 22
Condo Fee	\$350

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