

## \$499,900 - 16804 93a Avenue, Edmonton

MLS® #E4441940

**\$499,900**

5 Bedroom, 2.50 Bathroom, 1,644 sqft  
Single Family on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Welcome to this beautifully updated 2-storey home, perfectly situated on a corner lot adjacent to a park in the highly sought-after community of West Meadowlark Park. Featuring 4 bedrooms upstairs and 1 bedroom downstairs, this spacious and well-maintained home is ideal for families of all sizes. Enjoy peace of mind with numerous major upgrades, including Hardie Board siding, a new roof (2023), updated windows and front door, electrical system, brand-new hot water tank(2025), gas stove, garage heater (2025). The gorgeous kitchen showcases elegant slate flooring and opens onto a south-facing deck overlooking the parkâ€”perfect for relaxing or entertaining. The living room boasts rich hardwood floors, while the fully finished basement includes a cozy wood-burning stove, updated bathroom, laundry area with basin sink and countertops, and an additional bedroom. Located close to all amenities, schools, and public transportation, this home offers an exceptional lifestyle blending comfort and convenience.

Built in 1964

### Essential Information

MLS® #	E4441940
Price	\$499,900



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,644
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16804 93a Avenue
Area	Edmonton
Subdivision	West Meadowlark Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5K3

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, See Remarks, Rooftop Deck/Patio
Parking	Double Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Corner Lot, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles

Construction	Wood, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	3
Zoning	Zone 22

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