

## \$180,000 - 16425 89 Avenue, Edmonton

MLS® #E4436279

**\$180,000**

2 Bedroom, 1.00 Bathroom, 868 sqft

Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Fresh and Updated End Unit Townhome in West Meadowlark Park. The Meadows!! These Units Rarely Become Available. Convenient Location to WEM, Misericordia Hospital, Schools and Walking Distance to Jasper Place Leisure Centre and Johnny Bright Sport Park. Main Level has Galley Kitchen with Pantry, Dining Room & Living Room. Patio Door Access to Large 20' x 40' West Facing Back Yard for Daily Sunsets. Plenty of Outdoor Space for Activity and Relaxation! Second Floor Shows 2 Spacious Bedrooms with Large Closets and a 4PC Bath. Full Basement is Unspoiled for Your Own Creativity. H.E. Furnace and Newer HWT. Convenient Powered Parking is 3 stalls from the Entrance Door. New Carpet on Stairs and Paint in Areas for New Owners. Brand New Roof and Well Maintained Complex. Only 2 blocks from Future LRT. Great Location and Great Neighbors!!

Built in 1965

### Essential Information

MLS® #	E4436279
Price	\$180,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	868
Acres	0.00
Year Built	1965
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	16425 89 Avenue
Area	Edmonton
Subdivision	West Meadowlark Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4S1

### Amenities

Amenities	Off Street Parking, Hot Water Natural Gas, No Smoking Home, Parking-Plug-Ins, Security Door, Vinyl Windows
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 14th, 2025
Days on Market	13
Zoning	Zone 22
Condo Fee	\$352

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