

\$480,000 - 15712 91 Avenue, Edmonton

MLS® #E4445211

\$480,000

4 Bedroom, 2.00 Bathroom, 1,252 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

Welcome to this immaculate, move-in-ready bungalow in the heart of Meadowlark Park offering a perfect blend of comfort, charm, and smart upgrades. With 4 bedrooms and 2 full bathrooms, this home features oak hardwood and stone tile flooring, a bright and inviting layout, enhanced by newer windows that bring in exceptional natural light. Enjoy the beautifully maintained backyard, complete with a charming trellis-covered deck perfect for relaxing or hosting gatherings. An insulated, detached double garage adds year-round usability. The home has seen numerous significant upgrades, including a high-efficiency furnace, enhanced ceiling insulation, a new hot water tank, updated electrical panel, and central air conditioning for year-round comfort. Ideally located near excellent schools, shopping, parks, and public transit, this property offers a turnkey lifestyle in one of west Edmonton's most established and sought-after communities. A must-see for anyone seeking a well-cared-for home in a prime location.

Built in 1959

Essential Information

MLS® # E4445211

Price \$480,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,252 |
| Acres | 0.00 |
| Year Built | 1959 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 15712 91 Avenue |
| Area | Edmonton |
| Subdivision | Meadowlark Park (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5R 5A1 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Hot Wtr Tank-Energy Star, Insulation-Upgraded, Patio, Natural Gas BBQ Hookup |
| Parking | Double Garage Detached, Insulated, Rear Drive Access |

Interior

| | |
|--------------|---|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave 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, Stucco |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 29th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 22 |

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