

## \$529,900 - 15906 94 Avenue, Edmonton

MLS® #E4445705

**\$529,900**

5 Bedroom, 2.00 Bathroom, 1,151 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

WANTED: New homeowner for this stylish, move in ready bungalow in Meadowlark! Must love: park views, natural light & modern updates. This 1,150 sq ft home offers a bright living room w a huge picture window, updated IKEA kitchen w bright dining space, perfect for hosting! Enjoy 3 bedrooms up, 4 pc bath + a fully finished basement w rec room, 2 other beds/flex rooms & 3-pc bath. Bonus features: included SOLAR SYSTEM, central A/C, recently serviced Hi-Eff furnace, rear oversized Dbl Garage w rough-in gas hook up (built approx 2021). Gorgeous curb appeal with stone accents, newer concrete on the front driveway: perfect for guest prkng or an RV. Relax in the private backyard that features an astro-turf dog area, maint free deck, or private trellis patio - or - head across the street to the park & soak up the sun! Walkable to schools, shops & easy access to transit & the Whitemud.

Built in 1958

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445705  |
| Price      | \$529,900 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,151                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 15906 94 Avenue            |
| Area        | Edmonton                   |
| Subdivision | Meadowlark Park (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5R 5K8                    |

### Amenities

|           |                                                                                            |
|-----------|--------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Deck, See Remarks, Solar Equipment |
| Parking   | Double Garage Detached, Over Sized                                                         |

### Interior

|              |                                                                                                                                                                                                                                       |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                                                             |
| Stories      | 2                                                                                                                                                                                                                                     |
| Has Basement | Yes                                                                                                                                                                                                                                   |
| Basement     | Full, Finished                                                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                          |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Stone, Stucco                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                           |

**School Information**

|            |                    |
|------------|--------------------|
| Elementary | Meadowlark K-6     |
| Middle     | Hillcrest 7-9      |
| High       | Jasper Place 10-12 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 1              |
| Zoning         | Zone 22        |

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