

## \$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	5
Zoning	Zone 22

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 4th, 2025 at 2:33pm MDT