

## \$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 | 5               |
| Zoning         | Zone 22         |

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Listing information last updated on June 17th, 2025 at 11:47am MDT