

# \$195,000 - 16405 89 Avenue, Edmonton

MLS® #E4459649

**\$195,000**

3 Bedroom, 1.50 Bathroom, 1,055 sqft  
Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Opportunity knocks! This 3-bedroom townhome condo is tucked into a mature west-end neighbourhood with a huge yard, steps from the new LRT line and just minutes to West Edmonton Mall and all the amenities of Meadowlark Mall. Inside, itâ€™s been a steady rental generating revenue for the past number of years and is ready for a new owner to make it their own â€“ perfect for an investors or first-time buyers looking to add value or expand their real estate portfolio. The layout offers plenty of space with 3 bedrooms upstairs, a basement, and generous main floor living areas. Great bones and the location canâ€™t be beat!



Built in 1965

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4459649          |
| Price          | \$195,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,055             |
| Acres          | 0.00              |
| Year Built     | 1965              |
| Type           | Condo / Townhouse |

|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 16405 89 Avenue      |
| Area        | Edmonton             |
| Subdivision | West Meadowlark Park |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5R 4S1              |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | On Street Parking, Patio, Vinyl Windows, See Remarks |
| Parking Spaces | 1                                                    |
| Parking        | Stall                                                |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | Partial, Partially Finished                 |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                      |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                               |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 33                   |
| Zoning         | Zone 22              |
| Condo Fee      | \$350                |

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