

\$440,000 - 15711 89 Avenue, Edmonton

MLS® #E4457370

\$440,000

5 Bedroom, 2.00 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

Opportunity check: West Meadowlark Park bungalow that's built for both living and investing. Upstairs you've got 3 bright bedrooms, fresh flooring, updated kitchen, modern paint, and classic hardwood hiding under the carpet. Downstairs, the partly finished basement is rocking its own kitchen, bedroom, bath + rec space – hello rental suite vibes. Live comfortably up top while your tenant downstairs chips away at the mortgage. The heavy lifting Already done. Shingles, vinyl windows, exterior doors, siding, furnace + landscaping all upgraded. Double garage with overhead door, fenced yard, and plenty of space for family BBQs or future garden goals. And the location? 10/10. Walk to Meadowlark Mall, schools, parks, and the future LRT station – meaning this property isn't just a home, it's a long-term wealth play with built-in tenant demand. Perfect for first-time buyers who want affordability + cash flow, or investors stacking doors and chasing ROI.

Built in 1961

Essential Information

MLS® #	E4457370
Price	\$440,000
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,184
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	15711 89 Avenue
Area	Edmonton
Subdivision	Meadowlark Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4R4

Amenities

Amenities	Carbon Monoxide Detectors
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	1
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Paved Lane
Lot Description	53' x 110'
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Meadowlark School
Middle	Hillcrest School
High	Jasper Place School

Additional Information

Date Listed	September 11th, 2025
Days on Market	3
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 September 14th, 2025 at 2:17am MDT