

## \$499,500 - 15902 94 Avenue, Edmonton

MLS® #E4444526

**\$499,500**

4 Bedroom, 2.00 Bathroom, 1,640 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

Immaculate 4-Level Split in Meadowlark Park! Pride of ownership is evident in this beautifully maintained home, ideally located across from a park in one of Meadowlark Park's most desirable pockets. This 4-bedroom, 2 - bathroom home offers 3 levels above grade and a bright, open layout with large operable windows throughout for excellent natural light and ventilation. Enjoy gleaming hardwood floors in the living room, dining room, and all 3 upper bedrooms, with tile flooring in the kitchen, family room, and bathrooms. Updates include newer windows (2010), roof (2017), sidewalks (2015), furnace (2000), and a brand new 2004 hot water tank installed in 2025. The spacious third level hosts the main entrance, family room, a 4th bedroom, and a 3-piece bath with walk-in shower. The fully finished basement offers a cozy rec room with large, bright windows. Step outside to a beautifully landscaped, private backyard oasis surrounded by mature trees and fencing. A 24' x 24' garage with 10' ceilings completes it!

Built in 1958

### Essential Information

MLS® #	E4444526
Price	\$499,500
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,640
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	15902 94 Avenue
Area	Edmonton
Subdivision	Meadowlark Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5K8

### Amenities

Amenities	Crawl Space, No Smoking Home
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 24th, 2025
-------------	-----------------

Days on Market 7

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 1st, 2025 at 2:03pm MDT