

# \$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. 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 |
| Lease Rate | \$16      |
| 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 | 36                   |
| Zoning         | Zone 22              |

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Listing information last updated on October 17th, 2025 at 8:02am MDT