

\$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, it'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 – 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 can'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	29
Zoning	Zone 22
Condo Fee	\$350

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 October 10th, 2025 at 10:32pm MDT