

## \$399,000 - 16203 88 Avenue, Edmonton

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MLS® #E4450559

**\$399,000**

4 Bedroom, 2.00 Bathroom, 1,299 sqft

Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

"Civil Enforcement Sale" Approximately 1300 sq ft. 5 bedroom Bungalow with finished basement, and double detached garage is being sold "SIGHT UNSEEN, WHERE IS/AS IS". The subject property is purported to need a full renovation. Lot size of 563 m<sup>2</sup>, 21.3 meter frontage, 12.2m back alley access, east side 33.6m and west side 34.8m per GeoJet. All information and measurements have been obtained from the Tax Assessment, old MLS, a recent Appraisal and/or assumed, and could not be confirmed. "The measurements represented do not imply they are in accordance with the Residential Measurement Standard in Alberta". There is NO ACCESS to the property, drive-by's only and please respect the Owner's situation.



Built in 1961

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450559  |
| Price          | \$399,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,299     |
| Acres          | 0.00      |
| Year Built     | 1961      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 16203 88 Avenue            |
| Area        | Edmonton                   |
| Subdivision | Meadowlark Park (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5R 4M5                    |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 22         |



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Listing information last updated on August 2nd, 2025 at 2:17am MDT