

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

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 4:32am MDT