

## \$2,125,000 - 16310 87 Avenue, Edmonton

MLS® #E4462077

**\$2,125,000**

4 Bedroom, 3.50 Bathroom, 4,846 sqft

Single Family on 0.00 Acres

West Meadowlark Park, Edmonton, AB

INVESTMENT GROWS FASTER IN A GREAT LOCATION! Own an upcoming new-build 4PLEX with 3 legal basement suites (7 legal doors) in West Edmonton, only 3-min drive to West Edmonton Mall, 5-min walk to Misericordia Hospital & LRT Station, and 10-min walk to Meadowlark Shopping Plaza. Bus stop is right at the front of the property! Close distance to these high-employment hubs and transit services mean **STRONG** tenant demand and **LOW** vacancy rates. It offers 7,300+ sq. ft. of refined living space with luxury vinyl on main and lower levels, plush carpet upstairs, and 9-ft ceilings. Open concept living room includes featured wall with a fireplace, kitchens with modern flat-panel cabinetry and quartz counters; baths are finished in sleek tile. Energy-smart design includes triple-pane windows, solar roof vents, 97% high-efficiency furnaces, and electric water heaters. Separate utility meters planned for all suites as a part of CMHC MLI Select requirements. Construction has started; target completion in June 2026.

Built in 2025

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4462077    |
| Price    | \$2,125,000 |
| Bedrooms | 4           |



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 4,846         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 16310 87 Avenue      |
| Area        | Edmonton             |
| Subdivision | West Meadowlark Park |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5R 4H2              |

### Amenities

|           |                                                                                                                                            |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Front Porch, Hot Water Electric, No Smoking Home, Wet Bar, See Remarks, Infill Property, HRV System, 9 ft. Basement Ceiling |
| Parking   | Parking Pad Cement/Paved                                                                                                                   |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                              |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Wall Mount                                                                                             |
| Stories           | 3                                                                                                      |
| Has Suite         | Yes                                                                                                    |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Metal, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Metal, Vinyl                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                               |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 22            |

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Listing information last updated on October 23rd, 2025 at 9:02pm MDT