

\$2,125,000 - 16310 87 Av NW, Edmonton

MLS® #E4462077

\$2,125,000

4 Bedroom, 4.00 Bathroom, 4,846 sqft

Single Family on 0.13 Acres

West Meadowlark Park, Edmonton, Alberta

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. (id:6289)

Built in 2025

Essential Information

Listing #	E4462077
Price	\$2,125,000
Bedrooms	4
Bathrooms	4.00



Half Baths	1
Square Footage	4,846
Acres	0.13
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	16310 87 Av Nw
Subdivision	West Meadowlark Park
City	Edmonton
Province	Alberta
Postal Code	T5R4H2

Amenities

Amenities	Public Transit, Schools, Shopping, Ceiling - 9ft
Features	See remarks, Lane, Wet bar, No Smoking Home
Parking	Parking Pad

Interior

Appliances	Dishwasher, Stove, Dryer, Refrigerator, Two Washers
Heating	Forced air
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	MaxWell Polaris
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Listing information last updated on October 16th, 2025 at 8:16pm MDT