

\$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	17
Zoning	Zone 22

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 31st, 2025 at 5:32am MDT