

## \$350,000 - 1641 Lakewood, Edmonton

MLS® #E4438347

**\$350,000**

4 Bedroom, 2.50 Bathroom, 1,097 sqft

Single Family on 0.00 Acres

Meyonohk, Edmonton, AB

Discover this inviting 3-level split home in the heart of Meyonohk, South Edmonton, perfectly positioned near schools, parks, South Edmonton Common, and major routes like Henday and Whitemud Drive. Sitting on a generous 500 sq m corner lot, this 1,000 sq ft residence boasts 4 bedrooms and 2.5 baths, offering ample space for families or investors. The expansive lot allows for a future garage or RV parking, with back lane access for added convenience. The basement, complete with a separate entrance, is primed for a potential legal suite, ideal for rental income or multi-generational living. This home shines with recent updates, including shingles, windows, and siding all under 10 years old, fresh interior paint, and new closet doors, ensuring a modern, move-in-ready experience. Forget condo fees—own this property outright and enjoy the freedom of a large lot in a prime location. With its blend of contemporary upgrades, versatile space, and unbeatable value, this Meyonohk gem is a rare find.

Built in 1976

### Essential Information

MLS® # E4438347

Price \$350,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,097                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level Split          |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 1641 Lakewood |
| Area        | Edmonton      |
| Subdivision | Meyonohk      |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6K 2V8       |

### Amenities

|           |  |
|-----------|--|
| Amenities | Hot Water Natural Gas, Storage-In-Suite, Vinyl Windows |
| Parking   | No Garage, RV Parking                                  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Stacked Washer/Dryer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 24th, 2025

Days on Market                9

Zoning                            Zone 29

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 June 2nd, 2025 at 5:32pm MDT