

\$399,900 - 16406 88 Avenue, Edmonton

MLS® #E4434643

\$399,900

5 Bedroom, 2.00 Bathroom, 1,052 sqft

Single Family on 0.00 Acres

West Meadowlark Park, Edmonton, AB

COMPLETELY RENOVATED FROM TOP TO BOTTOM! Welcome to Meadowlark! This charming duplex features over 1,050 sqft of total living space, including a fully permitted legal suite in the basement. Perfect for rental income or multi-generational living. The open-concept layout offers generous living areas across both levels. Complete with your essential newer appliances, bright windows & scratch resistant engineered laminate flooring, this home is perfect for a first-time home buyer who can generate extra income! The Legal Suite is fully compliant with permits for peace of mind! It is the Ideal Investment Opportunity -live in one unit while generating passive income from the other, or enjoy the flexibility of dual living spaces. Perfect Location! Conveniently in Walking Distance to 2 Recreational Centres! Close to all amenities, including shopping, schools & parks. Recent upgrades include, DOORS, WINDOWS, SHINGLES, HWT, 2 FURNACES, 2 KITCHENS, 2 BATHS, 5 BEDROOMS, FLOORING, PAINT, APPLIANCES & MORE! GREAT VALUE!

Built in 1963

Essential Information

MLS® # E4434643

Price \$399,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,052
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	16406 88 Avenue
Area	Edmonton
Subdivision	West Meadowlark Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4M7

Amenities

Amenities	Deck
Parking Spaces	2
Parking	Single Garage Detached

Interior

Appliances	Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Meadowlark School
Middle	Alex Janvier School
High	Jasper Place School

Additional Information

Date Listed	May 5th, 2025
Days on Market	14
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 May 19th, 2025 at 3:17pm MDT