

\$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

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|--------|-----------|
| 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

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|------------|---------------------|
| Elementary | Meadowlark School |
| Middle | Alex Janvier School |
| High | Jasper Place School |

Additional Information

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|----------------|---------------|
| Date Listed | May 5th, 2025 |
| Days on Market | 13 |
| Zoning | Zone 22 |

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Listing information last updated on May 18th, 2025 at 12:02pm MDT