

## \$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	8
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 14th, 2025 at 1:32am MDT