

Courtesy Of Mani Bagga and Matt Donahue Of Royal LePage Magna

# \$438,800 - 16406 88 Avenue, Edmonton

MLS® #E4425767

**\$438,800**

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® # | E4425767  |
| Price  | \$438,800 |



|                |               |
|----------------|---------------|
| 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 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    | March 14th, 2025 |
| Days on Market | 25               |
| Zoning         | Zone 22          |

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Listing information last updated on April 8th, 2025 at 10:47am MDT