

# \$354,900 - 16318 88 Avenue, Edmonton

MLS® #E4443604

## \$354,900

4 Bedroom, 2.00 Bathroom, 1,119 sqft  
Single Family on 0.00 Acres

West Meadowlark Park, Edmonton, AB

This beautifully renovated throughout 4 bedrooms half duplex offers a perfect blend of comfort, modern finishes, and unbeatable convenience! Located just steps away from West Edmonton Mall, various schools and the hospital, this home is ideal for families, investors, or first-time buyers. Spacious and bright living room filled with natural light, new kitchen with a dinette, quartz countertops , tile backsplash , brand new appliances. 3 generous size bedrooms on the upper floor and new 4pcs bathroom. Separate side entrance to the renovated basement with a large bedroom, new second kitchen , 3 pcs modern bathroom. This turnkey property is perfect for multi-generational living or investment with income potential. Located in a family-friendly neighborhood with quick access to transit and major routes.

Built in 1962

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443604  |
| Price          | \$354,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,119     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1962          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 16318 88 Avenue      |
| Area        | Edmonton             |
| Subdivision | West Meadowlark Park |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5R 4M7              |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | On Street Parking, No Animal Home, See Remarks |
| Parking   | Single Garage Detached                         |

### Interior

|              |                                                                                                |
|--------------|------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                      |
| Stories      | 3                                                                                              |
| Has Basement | Yes                                                                                            |
| Basement     | Full, Finished                                                                                 |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                             |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Stucco                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 47              |
| Zoning         | Zone 22         |

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Listing information last updated on August 6th, 2025 at 6:32am MDT