

## \$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	38
Zoning	Zone 22

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