

# \$520,000 - 17419 96 Street, Edmonton

MLS® #E4430576

**\$520,000**

4 Bedroom, 1.50 Bathroom, 1,680 sqft  
Single Family on 0.00 Acres

Lago Lindo, Edmonton, AB

Nestled in a family-friendly neighborhood, this charming 4-level split home offers modern comfort and convenience. Step inside to discover a fully renovated kitchen and upgrades throughout, complemented by new flooring that flows seamlessly through the living spaces. Enjoy year-round comfort with a new furnace, hot water tank, and A/C. Embrace energy efficiency with solar panels already installed. Located within walking distance to Lago Lindo elementary school and community center, this is truly where your perfect home awaits.

Built in 1985

## Essential Information

MLS® #	E4430576
Price	\$520,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,680
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split



Status                      Active

**Community Information**

Address                    17419 96 Street  
Area                        Edmonton  
Subdivision                Lago Lindo  
City                         Edmonton  
County                      ALBERTA  
Province                    AB  
Postal Code                T5Z 2B5

**Amenities**

Amenities                 Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, No Smoking Home, Solar Equipment  
Parking                    Double Garage Attached

**Interior**

Interior Features        ensuite bathroom  
Appliances                Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings  
Heating                    Forced Air-1, Natural Gas  
Stories                     3  
Has Basement             Yes  
Basement                  Full, Partially Finished

**Exterior**

Exterior                    Wood, Brick, Vinyl  
Exterior Features        Fenced, Landscaped, Low Maintenance Landscape, Schools  
Roof                        Asphalt Shingles  
Construction              Wood, Brick, Vinyl  
Foundation                Concrete Perimeter

**Additional Information**

Date Listed                April 11th, 2025  
Days on Market          24  
Zoning                      Zone 28

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