

## \$485,000 - 16836 96 Avenue, Edmonton

MLS® #E4451470

**\$485,000**

4 Bedroom, 2.50 Bathroom, 1,526 sqft

Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Welcome to this beautifully maintained bungalow in the heart of Glenwood, one of Edmonton's mature, tree-lined communities known for its family-friendly vibe, excellent schools, and quick access to downtown. This home features 3 bedrooms up and one in the basement that is an absolutely massive room perfect for a rec room, gym, shared room or guest suite. The kitchen boasts stunning cabinetry and a brand new garburator, while the spacious primary bedroom includes patio doors that open to a covered deck and a private 2-piece ensuite. Enjoy the gorgeously landscaped front yard and a low-maintenance backyard ideal for relaxing or entertaining. The oversized detached garage is a tradesperson's dream with 220 wiring and tons of space for projects or storage. With pride of ownership throughout and located near parks, transit, and amenities, this home is the perfect mix of comfort, convenience, and community. Don't miss your chance to live in one of the city's most accessible and welcoming neighbourhoods!

Built in 1968

### Essential Information

MLS® # E4451470

Price \$485,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,526                  |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 16836 96 Avenue     |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 0E3             |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Deck, R.V. Storage, Secured Parking                                      |
| Parking   | Double Garage Detached, Over Sized, Parking Pad Cement/Paved, RV Parking |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dryer, Garburator, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood                                                                             |
| Exterior Features | Back Lane, Corner Lot, Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape |

|                 |                        |
|-----------------|------------------------|
| Lot Description | Lot approx 19.2 x 40.2 |
| Roof            | Asphalt Shingles       |
| Construction    | Wood                   |
| Foundation      | Concrete Perimeter     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 10               |
| 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 August 16th, 2025 at 2:32am MDT