

## \$415,000 - 16310 96a Avenue, Edmonton

MLS® #E4444942

**\$415,000**

3 Bedroom, 1.00 Bathroom, 1,015 sqft

Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Welcome to this gorgeous and well-maintained bungalow, nestled in the heart of Glenwood. Find incredible value in this home with most of the big-ticket items replaced in recent years: Shingles (2025), Dishwasher (2025), Washer/Dryer/Fridge (2024), Triple pane windows (2022), Hot water tank (2017), Furnace (2015), City sewer connection (2015). With 3 bedrooms upstairs, and the fully-finished den and family room in the basement, there is plenty of room for a growing household. The 4-piece bathroom is modern, clean and bright, while the kitchen is spacious with ample cupboard space. The huge backyard is fully-fenced and perfect for dog lovers. There's an abundance of parking with the single-detached garage, carport, and additional room for a half-dozen vehicles on the pavement behind. Located near schools, parks, playgrounds, and shopping. Easy access to all your needs, yet tucked away in a quiet neighbourhood. Don't miss out on this incredible family home!

Built in 1959

### Essential Information

MLS® # E4444942

Price \$415,000

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	1,015
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	16310 96a Avenue
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0E5

### Amenities

Amenities	On Street Parking, Deck, No Smoking Home, Patio, Vinyl Windows
Parking	Single Carport, Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 28th, 2025

Days on Market 3

Zoning Zone 22

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