

\$399,900 - 16314 96a Avenue, Edmonton

MLS® #E4432077

\$399,900

5 Bedroom, 2.00 Bathroom, 1,037 sqft

Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Well-located in Edmonton's central west end, this well-cared-for bungalow style home offers great value in a family-friendly neighbourhood. Featuring 5+ bedrooms and 2 full bathrooms, a functional layout with a bright, open-beam kitchen and spacious living areas, as well as a front-drive garage plus an additional concrete parking pad behind. The separate entrance leads to a large legal suite in the basement—ideal for extended family or potential rental income. Walking distance to schools from kindergarten to grade 12, and close to major shopping like West Edmonton Mall. Enjoy quick access to Whitemud Drive, Anthony Henday, and downtown. Several parks, trails, and transit options are just minutes away, making this a convenient and versatile property for families or investors alike. All this home needs is YOU!



Built in 1959

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4432077 |
| Price | \$399,900 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,037 |
| Acres | 0.00 |

| | |
|------------|------------------------|
| Year Built | 1959 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 16314 96a Avenue |
| Area | Edmonton |
| Subdivision | Glenwood (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5P 0E5 |

Amenities

| | |
|----------------|---|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 4 |
| Parking | Front/Rear Drive Access, Over Sized, RV Parking, Single Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Roll Roofing |
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------------------|
| Elementary | Aleda Patterson School |
| Middle | Alex Janvier School |
| High | Jasper Place School |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 22nd, 2025 |
| Days on Market | 44 |
| Zoning | Zone 22 |

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