

## \$419,900 - 15004 96 Street, Edmonton

MLS® #E4435614

**\$419,900**

4 Bedroom, 2.00 Bathroom, 1,042 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

A spotless, extremely well-maintained family home with fully finished basement, huge oversized garage (24' x 22'), and numerous renovations over the years, including newer windows, upgraded kitchen appliances, main bathroom, furnace, hot water tank and much more. You can tell how this home has been lovingly cared for by the condition of the hardwood floors which are absolutely gorgeous. This is a Four bedroom home (three up and one down). The basement is spacious, super clean and comfortable, including a great room, 3 piece bath, a large bedroom and a large utility room. Outside, your west-facing backyard features a large vegetable garden, a huge garage (includes all shelving and workbench), and a shed. Location is amazing. What a great opportunity to get into this wonderful, quiet community for a reasonable price!

Built in 1971

### Essential Information

MLS® #	E4435614
Price	\$419,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,042



Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	15004 96 Street
Area	Edmonton
Subdivision	Evansdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4W7

### Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 9th, 2025
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Days on Market 6

Zoning Zone 02

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