

## \$415,000 - 15008 96 Street, Edmonton

MLS® #E4447091

**\$415,000**

4 Bedroom, 2.00 Bathroom, 1,042 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Beautifully maintained 4 bedroom bungalow on a large lot with a huge 28ft x 26ft heated garage! This home has had all mechanical upgrades done over the last decade with newer roof, windows, HWT, furnace, and garage heater! Inside the home there is a living room with large picture window, dining room, and kitchen featuring wood cabinets completed with an eat in area. 3 bedrooms and one full bath on the main floor. In the basement there is a 2nd kitchen, family room, full bathroom, and bedroom. Laundry and storage area with cold storage and lots of closet space! The west facing back yard has a sprawling concrete patio, concrete raised garden, storage shed, oversized double garage plus parking pad, and is fully fenced. Great location close to schools, shopping, Yellowhead and Anthony Henday freeways.

Built in 1971

### Essential Information

MLS® #	E4447091
Price	\$415,000
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	15008 96 Street
Area	Edmonton
Subdivision	Evansdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4W7

### **Amenities**

Amenities	Patio, Vinyl Windows, Workshop
Parking Spaces	4
Parking	Double Garage Detached, Heated, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **Additional Information**

Date Listed	July 10th, 2025
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Days on Market 69

Zoning Zone 02

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