

# \$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 20-20 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	1
Zoning	Zone 22

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