

## **\$405,000 - 15008 96 Street, Edmonton**

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MLS® #E4461338

**\$405,000**

4 Bedroom, 2.00 Bathroom, 1,018 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Pride of ownership shines in this charming well-kept bungalow offering 4 bedrooms; three on main floor, and one bedroom with 4 piece bath in fully finished basement with a second kitchen, cold room, storage area and plenty of closet space. Over the past decade, significant upgrades have been done; including a newer roof, garage doors, windows, hot water tank, furnace and garage heater - offering peace of mind and energy efficiency. Situated on a massive lot in a desirable location; this home offers an oversized double heated garage with workshop, parking pad, storage shed and concrete patio. Enjoy the lush yard complete with fruit trees, a gardener's dream, and ample room for entertaining. Prime location close to schools, shopping, parks and quick access to both Yellowhead Trail and Anthony Henday Drive, making commuting a breeze. Don't miss the opportunity to own this gem in a well-established neighborhood!

Built in 1971

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4461338  |
| Price     | \$405,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,018                  |
| 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   | Double Garage Detached, Heated, Over Sized, Rear Drive Access |

### Interior

|              |                                                                                                                                                                                           |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                 |
| Stories      | 2                                                                                                                                                                                         |
| Has Basement | Yes                                                                                                                                                                                       |
| Basement     | Full, Finished                                                                                                                                                                            |

### Exterior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                                   |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Vinyl Shingles                                                                                                                                                                 |
| Construction      | Wood, Stucco                                                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                                                             |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Evansdale Elementary    |
| Middle     | St. Philip Catholic     |
| High       | Evansdale School - EPSB |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 02           |

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Listing information last updated on October 14th, 2025 at 12:33pm MDT