

## \$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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