

# **\$575,000 - 14415 96 Avenue, Edmonton**

MLS® #E4438681

**\$575,000**

5 Bedroom, 2.00 Bathroom, 1,442 sqft

Single Family on 0.00 Acres

Crestwood, Edmonton, AB

Welcome to this exceptionally spacious 1,400 sq ft bungalow in the heart of sought-after Crestwood – a rare gem that's perfect for your growing family! Step inside and be greeted by a sun-filled living room featuring a charming bay window. Open dining area is generously sized, ideal for hosting large family gatherings with ease. The kitchen offers plenty of built-in cabinetry & counter space, along with a sunny south-facing breakfast nook that's bathed in natural light all year round. Sliding patio doors lead out to a BBQ area – perfect for summer entertaining. An added bonus is the spacious mudroom, part of a thoughtful addition completed several decades ago. With built-in storage and a large closet, an ideal drop zone for busy families with , school bags etc – a rare and practical feature in homes of this vintage. Hallway & all bdrms have hardwood floors. The huge primary easily accommodates a king-size suite and offers extensive closet space. 2 more bdrm up, 2 more down in fully fin bsmnt with rec room.

Built in 1955

## **Essential Information**

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Price \$575,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,442                  |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14415 96 Avenue |
| Area        | Edmonton        |
| Subdivision | Crestwood       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5N 0C6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, 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, Vinyl                                 |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Vinyl                                 |
| Foundation        | Concrete Perimeter                          |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | St. Paul & Crestwood   |
| Middle     | St. Rose & Westminster |
| High       | Archbishop MacDonald   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 43             |
| Zoning         | Zone 10        |

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Listing information last updated on July 9th, 2025 at 3:17am MDT