

## \$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 |
|-------------|-----------------|

Days on Market 38

Zoning Zone 02

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Listing information last updated on August 17th, 2025 at 6:32pm MDT