

Courtesy Of David C St. Jean Of Exp Realty

## **\$423,000 - 16314 96a Avenue, Edmonton**

---

MLS® #E4432077

**\$423,000**

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 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	\$423,000
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      2

Zoning                Zone 22

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 24th, 2025 at 1:32pm MDT