

# **\$599,800 - 14419 96 Avenue, Edmonton**

MLS® #E4437542

**\$599,800**

4 Bedroom, 2.00 Bathroom, 1,034 sqft

Single Family on 0.00 Acres

Crestwood, Edmonton, AB

Turnkey Crestwood Bungalow: welcome to this perfectly maintained & upgraded Crestwood home, situated on a spacious lot dotted with mature trees. Enjoy an idyllic location just steps away from the river valley trail system, great cafes & restaurants, and top-performing schools, like Crestwood & St. Paul's. Stone & hardie board exterior with upgraded vinyl windows - great curb appeal. Through the front door, hardwood flooring rolls throughout the open concept living room & dining room. Next, is the kitchen featuring stainless steel appliances, views of the backyard, and granite counter tops. Down the hall you will find three spacious bedrooms and an upgraded full bathroom. Fully finished basement with full bathroom, large bedroom, and excellent gym / play area / bonus room. Private backyard with deck, double garage & beautiful south-facing exposure. Air conditioning included!

Built in 1955

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4437542  |
| Price          | \$599,800 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,034     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1955                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14419 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   | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Water Distiller, Water Softener, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 17             |

## Zoning

## Zone 10

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 June 7th, 2025 at 1:32pm MDT