\$525,000 - 16815 96 Avenue, Edmonton

MLS® #E4440992

\$525,000

6 Bedroom, 3.00 Bathroom, 1,625 sqft Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Situated in a private KEYHOLE CUL-DE-SAC in Glenwood is this one of a kind bi-level that offers 6 BEDROOMS (3UP/3DOWN) and large addition out back w WET BAR/BATH/FIREPLACE currently being operating as a salon but can be used as almost any home based business or additional living space. Home is completely surrounded by TALL MATURE HEDGES in the front with an ABOVE GROUND POOL, HUGE DECK, and SPORTS COURT out back making this home an ENTERTAINERS DREAM. Additional features include HARDWOOD FLOORS, VAULTED CEILINGS, & SKYLIGHTS bringing in an abundance of natural light. Kitchen offers SS APPLIANCES and ISLAND WITH FORMAL DR off the kitchen. LR features LARGE PICTURE WINDOW and loads of privacy the hedges provide. Basement is FULLY DEVELOPED with SECOND KITCHEN, LARGE RUMPUS ROOM, and BUILT-IN DRY SAUNA. Close to great schools and almost any amenity needed incl WEST ED MALL as well as close access to Whitemud for easy commuting. This home is TRULY ONE of a KIND.







Built in 1969

Essential Information

MLS®#

E4440992

Price \$525,000

Bedrooms 6

Bathrooms 3.00

Full Baths 2

Half Baths 2

Square Footage 1,625

Acres 0.00

Year Built 1969

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

Community Information

Address 16815 96 Avenue

Area Edmonton

Subdivision Glenwood (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5P 0E2

Amenities

Amenities Deck, No Animal Home, No Smoking Home, Patio, Pool-Outdoor

Parking Over Sized, Single Garage Detached

Has Pool Yes

Interior

Interior Features ensuite bathroom

Appliances Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Washer,

Refrigerators-Two, Stoves-Two, Dishwasher-Two

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Golf Nearby, Low Maintenance

Landscape, Playground Nearby, Private Setting, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 6th, 2025

Days on Market 10

Zoning Zone 22

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