

\$469,000 - 20822 96a Avenue, Edmonton

MLS® #E4445046

\$469,000

4 Bedroom, 3.00 Bathroom, 1,270 sqft

Single Family on 0.00 Acres

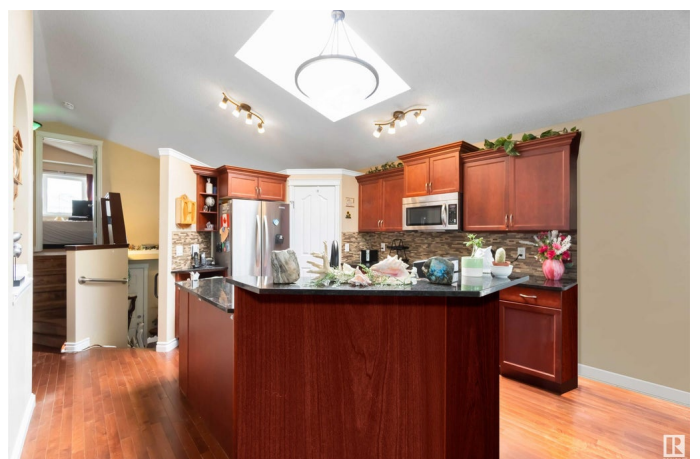
Webber Greens, Edmonton, AB

Welcome to the Heart of Webber Greens! This beautiful bi-level offers 4 spacious bedrooms, 3 full baths, and a double attached garage—all just minutes from schools, parks, ponds, public transit, Lewis Estates Golf Course, and major routes like the Henday and Whitemud. Step into a bright and open main floor layout, perfect for entertaining. The kitchen features espresso cabinetry to the ceiling, a solid-shelf walk-through pantry, stainless steel appliances, a functional island, and elegant countertops. Garden doors off the dining room lead to a beautiful wood deck overlooking lush greenery. Upstairs, you'll find a welcoming family room, a stunning primary suite with a luxurious ensuite and walk-in closet, plus one additional large bedroom and a 4-piece bath. The finished basement adds even more living space, including 2 additional bedrooms, a rec room for movie nights or game days, and loads of storage throughout.

Built in 2012

Essential Information

MLS® #	E4445046
Price	\$469,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,270
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	20822 96a Avenue
Area	Edmonton
Subdivision	Webber Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4E7

Amenities

Amenities	Off Street Parking, Deck, Detectors Smoke, Greenhouse, Hot Water Natural Gas
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Winterburn School

Additional Information

Date Listed June 30th, 2025

Days on Market 51

Zoning Zone 58

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 August 19th, 2025 at 10:02pm MDT