

## \$625,000 - 14415 96 Avenue, Edmonton

MLS® #E4438681

**\$625,000**

5 Bedroom, 2.00 Bathroom, 1,442 sqft

Single Family on 0.00 Acres

Crestwood, Edmonton, AB

Welcome to this exceptionally spacious 1,400 sq ft bungalow in the heart of sought-after Crestwood – a rare gem that's perfect for your growing family! Step inside and be greeted by a sun-filled living room featuring a charming bay window. Open dining area is generously sized, ideal for hosting large family gatherings with ease. The kitchen offers plenty of built-in cabinetry & counter space, along with a sunny south-facing breakfast nook that's bathed in natural light all year round. Sliding patio doors lead out to a BBQ area – perfect for summer entertaining. An added bonus is the spacious mudroom, part of a thoughtful addition completed several decades ago. With built-in storage and a large closet, an ideal drop zone for busy families with , school bags etc – a rare and practical feature in homes of this vintage. Hallway & all bdrms have hardwood floors. The huge primary easily accommodates a king-size suite and offers extensive closet space. 2 more bdrm up, 2 more down in fully fin bsmnt with rec room.

Built in 1955

### Essential Information

MLS® # E4438681

Price \$625,000

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,442
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	14415 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	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	St. Paul & Crestwood
Middle	St. Rose & Westminster
High	Archbishop MacDonald

### **Additional Information**

Date Listed	May 27th, 2025
Days on Market	12
Zoning	Zone 10

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Listing information last updated on June 8th, 2025 at 7:32am MDT