

# **\$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	2

## Zoning

## Zone 10

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Listing information last updated on May 23rd, 2025 at 1:02am MDT