

\$405,000 - 15008 96 Street, Edmonton

MLS® #E4461338

\$405,000

4 Bedroom, 2.00 Bathroom, 1,018 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Pride of ownership shines in this charming well-kept bungalow offering 4 bedrooms; three on main floor, and one bedroom with 4 piece bath in fully finished basement with a second kitchen, cold room, storage area and plenty of closet space. Over the past decade, significant upgrades have been done; including a newer roof, garage doors, windows, hot water tank, furnace and garage heater - offering peace of mind and energy efficiency. Situated on a massive lot in a desirable location; this home offers an oversized double heated garage with workshop, parking pad, storage shed and concrete patio. Enjoy the lush yard complete with fruit trees, a gardener's dream, and ample room for entertaining. Prime location close to schools, shopping, parks and quick access to both Yellowhead Trail and Anthony Henday Drive, making commuting a breeze. Don't miss the opportunity to own this gem in a well-established neighborhood!

Built in 1971

Essential Information

MLS® #	E4461338
Price	\$405,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,018
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	15008 96 Street
Area	Edmonton
Subdivision	Evansdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4W7

Amenities

Amenities	Patio, Vinyl Windows, Workshop
Parking	Double Garage Detached, Heated, Over Sized, Rear Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Vinyl Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Evansdale Elementary
Middle	St. Philip Catholic
High	Evansdale School - EPSB

Additional Information

Date Listed	October 8th, 2025
Days on Market	7
Zoning	Zone 02

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 October 15th, 2025 at 3:47am MDT