

# \$439,000 - 14815 96 Street, Edmonton

MLS® #E4452930

**\$439,000**

3 Bedroom, 2.00 Bathroom, 1,081 sqft  
Single Family on 0.00 Acres

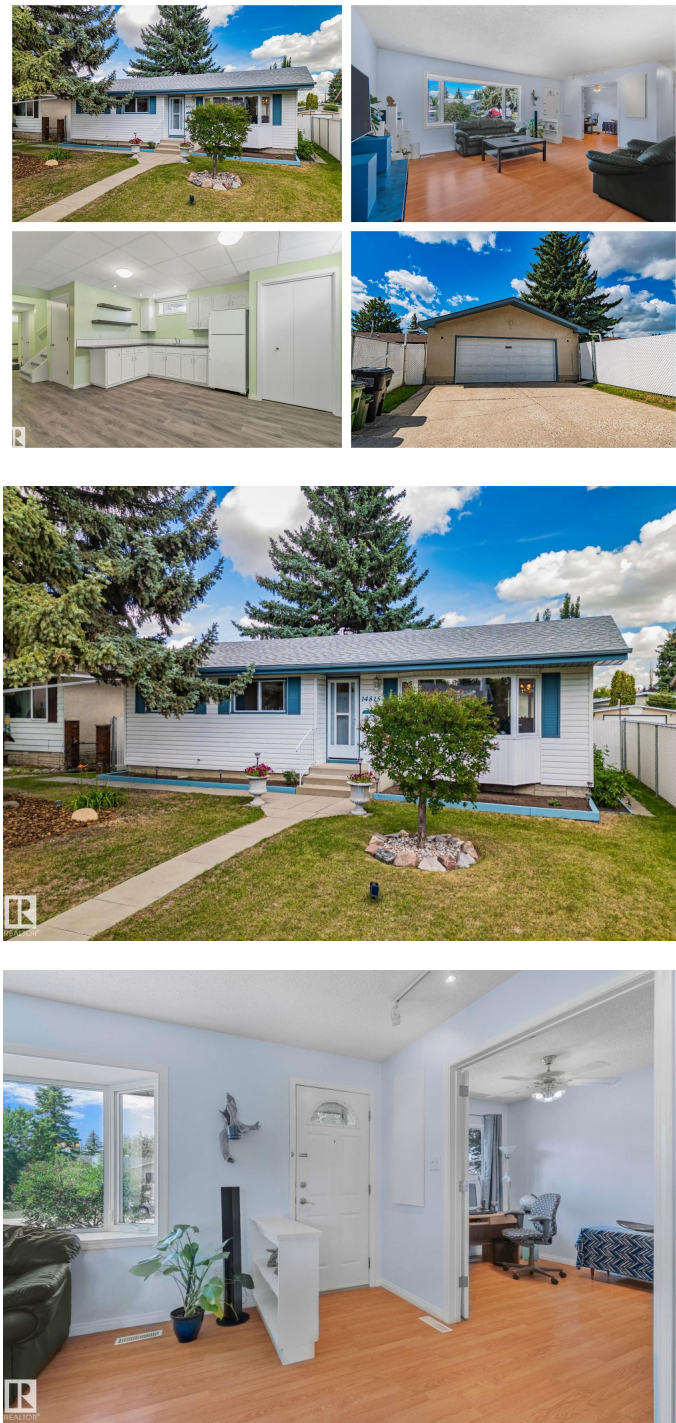
Evansdale, Edmonton, AB

Welcome home! This meticulously maintained updated 1970s bungalow is the perfect family home, offering fresh paint, modern upgrades, and a spacious layout. Located in a desirable neighborhood, you're close to schools, restaurants, shopping, parks, and amenities. The main floor features 3 generous bedrooms, an open-concept living and dining area, and plenty of natural light. The recently renovated bathroom upstairs includes a newer bathtub, giving the home a modern touch. The fully finished basement with separate entrance is a great bonus, with a second kitchen and additional renovated bathroom with a shower, ideal for extra living space or family use. The large lot provides room for outdoor activities, entertaining and gardening, with the newer fence offering both privacy and security. A detached double garage with back alley access ensures ample parking and great additional storage.

Built in 1971

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452930  |
| Price      | \$439,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,081                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14815 96 Street |
| Area        | Edmonton        |
| Subdivision | Evansdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 4B9         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|              |                                                                                                                                |
|--------------|--------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Fan-Ceiling, Garage Control, Garage Opener, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                      |
| Stories      | 2                                                                                                                              |
| Has Basement | Yes                                                                                                                            |
| Basement     | Full, Finished                                                                                                                 |

### Exterior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                      |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                         |
| Construction      | Wood, Stucco, Vinyl                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                       |

### Additional Information

Date Listed August 14th, 2025

Days on Market 13

Zoning Zone 02

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Listing information last updated on August 27th, 2025 at 9:02am MDT