

## **\$525,000 - 16815 96 Avenue, Edmonton**

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MLS® #E4440992

**\$525,000**

6 Bedroom, 3.00 Bathroom, 1,625 sqft  
Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Situated in a private KEYHOLE CUL-DE-SAC in Glenwood is this one of a kind bi-level that offers 6 BEDROOMS (3UP/3DOWN) and large addition out back w WET

BAR/BATH/FIREPLACE currently being operating as a salon but can be used as almost any home based business or additional living space. Home is completely surrounded by TALL MATURE HEDGES in the front with an ABOVE GROUND POOL, HUGE DECK, and SPORTS COURT out back making this home an ENTERTAINERS DREAM.

Additional features include HARDWOOD FLOORS, VAULTED CEILINGS, & SKYLIGHTS bringing in an abundance of natural light. Kitchen offers SS APPLIANCES and ISLAND WITH FORMAL DR off the kitchen. LR features LARGE PICTURE WINDOW and loads of privacy the hedges provide. Basement is FULLY DEVELOPED with SECOND KITCHEN, LARGE RUMPUS ROOM, and BUILT-IN DRY SAUNA. Close to great schools and almost any amenity needed incl WEST ED MALL as well as close access to Whitemud for easy commuting. This home is TRULY ONE of a KIND.



Built in 1969

### **Essential Information**

MLS® #                      E4440992

Price	\$525,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,625
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	16815 96 Avenue
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0E2

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Patio, Pool-Outdoor
Parking	Over Sized, Single Garage Detached
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Low Maintenance

Landscape, Playground Nearby, Private Setting, Schools, Shopping  
Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	11
Zoning	Zone 22

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