

# \$520,000 - 17419 96 Street, Edmonton

MLS® #E4430576

## \$520,000

4 Bedroom, 1.50 Bathroom, 1,680 sqft  
Single Family on 0.00 Acres

Lago Lindo, Edmonton, AB

Nestled in a family-friendly neighborhood, this charming 4-level split home offers modern comfort and convenience. Step inside to discover a fully renovated kitchen and upgrades throughout, complemented by new flooring that flows seamlessly through the living spaces. Enjoy year-round comfort with a new furnace, hot water tank, and A/C. Embrace energy efficiency with solar panels already installed. Located within walking distance to Lago Lindo elementary school and community center, this is truly where your perfect home awaits.

Built in 1985

### Essential Information

MLS® #	E4430576
Price	\$520,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,680
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split



Status	Active
--------	--------

### Community Information

Address	17419 96 Street
Area	Edmonton
Subdivision	Lago Lindo
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2B5

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, No Smoking Home, Solar Equipment
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 11th, 2025
Days on Market	25
Zoning	Zone 28

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 May 6th, 2025 at 9:17pm MDT