

# \$484,900 - 17419 96 Street, Edmonton

MLS® #E4445279

**\$484,900**

4 Bedroom, 1.50 Bathroom, 1,205 sqft  
Single Family on 0.00 Acres

Lago Lindo, Edmonton, AB

Step into this meticulously upgraded home, where every detail has been thoughtfully considered for modern comfort and efficiency. The heart of this residence is a stunning, fully renovated kitchen, boasting sleek countertops and contemporary cabinetry – perfect for the aspiring chef or entertaining guests. Throughout the home, you'll find new flooring and updated lighting, creating a bright and inviting atmosphere. Enjoy year-round comfort with a brand-new furnace, hot water tank, and A/C unit. Plus, embrace significant savings on your utility bills thanks to state-of-the-art solar panels, making this an eco-conscious and budget-friendly choice. Located within easy walking distance to the Lago Lindo Community Centre and Elementary School, it's ideal for families. Quick access to the Anthony Henday Drive means your commute is a breeze, and all essential amenities are just moments away.



Built in 1985

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445279  |
| Price      | \$484,900 |
| Bedrooms   | 4         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,205                  |
| 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 | On Street Parking, Air Conditioner, 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-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Fireplaces        | Mantel                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Partially Finished                                                                                                                                                      |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                         |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 34             |
| Zoning         | Zone 28        |

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Listing information last updated on August 5th, 2025 at 3:02pm MDT