

## \$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, See Remarks

### 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 11  
Zoning Zone 28

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Listing information last updated on April 22nd, 2025 at 1:32am MDT