

## \$429,900 - 14011 96 Street, Edmonton

MLS® #E4448232

**\$429,900**

4 Bedroom, 2.50 Bathroom, 1,206 sqft  
Single Family on 0.00 Acres

Northmount (Edmonton), Edmonton, AB

Welcome to this beautifully maintained 1 owner, 1200 sqft bi-level that is a great opportunity for a first-time buyer. The main floor offers Upgraded Maple Hardwood flooring throughout the spacious living room, dining area and hallway, with cute kitchen & nook area. Down the hall is the spacious primary bedroom that offers a convenient 2pc ensuite, 2 more generous bedrooms & a full bathroom complete the main floor, providing lots of living space. Access the lower level by either the front or back entrance to a fully finished basement with 1 oversized bedroom, a rec room/family room with gas fireplace, 3pc bathroom & spacious laundry/utility room. Lots of Storage!! Sit out in this pretty yard with a huge patio for entertaining! Enjoy having a place for your trailer or extra€™s with the RV Pad next to the oversized detached 21x25 garage. Central A/C, Newer furnace & more upgrades. Walking distance to schools and all amenities. Just move in & enjoy!

Built in 1973

### Essential Information

MLS® #	E4448232
Price	\$429,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,206
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	14011 96 Street
Area	Edmonton
Subdivision	Northmount (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5Z3

### Amenities

Amenities	Air Conditioner, Bar, Patio, R.V. Storage, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Northmount
Middle	Dickensfield
High	Queen Elizabeth

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	1
Zoning	Zone 02

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