

## \$449,000 - 13344 96 Street, Edmonton

MLS® #E4443715

**\$449,000**

5 Bedroom, 2.00 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Welcome Home to this beautifully updated charmer in Glengarry. This neighborhood is mature, peaceful, and perfectly located with great access to schools, shopping, and major roads. It really feels tucked away without sacrificing any convenience. Inside, you'll notice how well maintained this home is. Love and care shine through in every detail, with tons of thoughtful improvements throughout. The spacious kitchen looks out over the trees in the backyard and has all upgraded appliances. If that's not enough, there's a second kitchen in the basement - suite potential! And how about the backyard?! It's low maintenance, beautifully landscaped, and even has mature fruit trees. Imagine picking apples or plums right from your own yard! Every large expense has been taken care of within the last 10 or so years, including appliances, windows, roof, furnace, and more. If you're looking for a home that's move-in ready, thoughtfully upgraded, and in a location close to everything, this is the one!

Built in 1963

### Essential Information

MLS® # E4443715

Price \$449,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,076                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13344 96 Street |
| Area        | Edmonton        |
| Subdivision | Glengarry       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 4B3         |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Air Conditioner, Gazebo, Greenhouse            |
| Parking   | Double Garage Detached, Over Sized, RV Parking |

### Interior

|              |                                                                                                                                                            |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                  |
| Stories      | 2                                                                                                                                                          |
| Has Basement | Yes                                                                                                                                                        |
| Basement     | Full, Finished                                                                                                                                             |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                       |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 21st, 2025  
Days on Market                10  
Zoning                              Zone 02

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