

## \$535,000 - 20824 96 Avenue, Edmonton

MLS® #E4431373

**\$535,000**

3 Bedroom, 2.50 Bathroom, 1,774 sqft

Single Family on 0.00 Acres

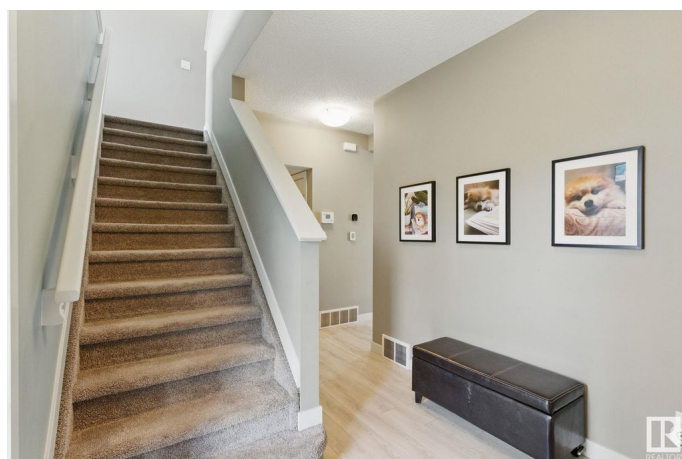
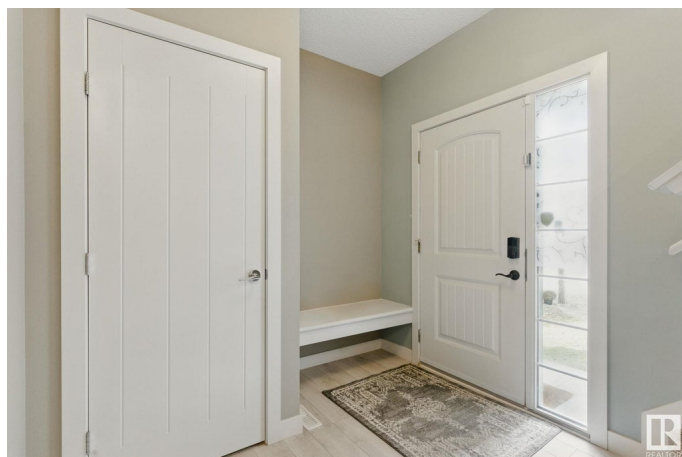
Webber Greens, Edmonton, AB

This stunning 2 storey home in Webber Greens is a must see! Beautifully designed inside and out, it offers 3 spacious bedrooms and 2.5 bathrooms. The bright and open main floor features modern finishes, creating a warm and inviting atmosphere throughout. The kitchen is perfect for entertaining, with a large granite island and stainless steel appliances. Outside you have a beautiful deck, as well as a nice yard with some fruit trees. The primary bedroom boasts a gorgeous 4 piece ensuite and a walk-in closet. There is a beautiful bonus room with an abundance of natural light! This home also features solar panels to reduce your energy bills. Located just minutes away from Lewis Estates Golf Course, grocery stores, schools and parks. you'll enjoy the convenience of easy access to everything you need while being able to explore the vibrant neighbourhood.

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431373  |
| Price      | \$535,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,774                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20824 96 Avenue |
| Area        | Edmonton        |
| Subdivision | Webber Greens   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 4J7         |

### Amenities

|           |                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Patio, 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, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories           | 2                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                                |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                         |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                         |

**Additional Information**

Date Listed            April 17th, 2025  
Days on Market      14  
Zoning                Zone 58

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 1st, 2025 at 9:47am MDT