

# \$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	47
Zoning	Zone 28

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 August 18th, 2025 at 3:02pm MDT