

Courtesy Of Shane Gwilliam Of Sable Realty

## **\$525,000 - 16815 96 Avenue, Edmonton**

MLS® #E4440992

**\$525,000**

6 Bedroom, 3.00 Bathroom, 1,625 sqft  
Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Situated in a private KEYHOLE CUL-DE-SAC in Glenwood is this one of a kind bi-level that offers 6 BEDROOMS (3UP/3DOWN) and large addition out back w WET

BAR/BATH/FIREPLACE currently being operating as a salon but can be used as almost any home based business or additional living space. Home is completely surrounded by TALL MATURE HEDGES in the front with an ABOVE GROUND POOL, HUGE DECK, and SPORTS COURT out back making this home an ENTERTAINERS DREAM.

Additional features include HARDWOOD FLOORS, VAULTED CEILINGS, & SKYLIGHTS bringing in an abundance of natural light. Kitchen offers SS APPLIANCES and ISLAND WITH FORMAL DR off the kitchen. LR features LARGE PICTURE WINDOW and loads of privacy the hedges provide. Basement is FULLY DEVELOPED with SECOND KITCHEN, LARGE RUMPUS ROOM, and BUILT-IN DRY SAUNA. Close to great schools and almost any amenity needed incl WEST ED MALL as well as close access to Whitemud for easy commuting. This home is TRULY ONE of a KIND.



Built in 1969

### **Essential Information**

MLS® #

E4440992

|                |                        |
|----------------|------------------------|
| Price          | \$525,000              |
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,625                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 16815 96 Avenue     |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 0E2             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, No Animal Home, No Smoking Home, Patio, Pool-Outdoor |
| Parking   | Over Sized, Single Garage Detached                         |
| Has Pool  | Yes  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Low Maintenance |

Landscape, Playground Nearby, Private Setting, Schools, Shopping  
Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 6th, 2025  
Days on Market 11  
Zoning Zone 22

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Listing information last updated on June 17th, 2025 at 11:32am MDT