

## \$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 â€” with great access to schools, shopping, and major roads. It really feels tucked away without sacrificing any convenience. Inside, youâ€™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?! Itâ€™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 youâ€™re looking for a home thatâ€™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                12

Zoning                            Zone 02

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 July 3rd, 2025 at 6:03am MDT