

## \$299,989 - 17204 96 Street, Edmonton

MLS® #E4464621

**\$299,989**

2 Bedroom, 1.00 Bathroom, 880 sqft

Single Family on 0.00 Acres

Lago Lindo, Edmonton, AB

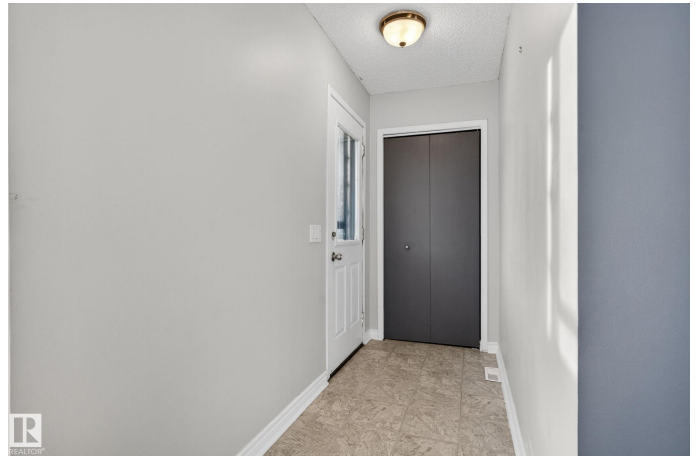
### ATTENTION FIRST-TIME BUYERS!!

Welcome to this charming 4-level split home offering nearly 1,700 sq. ft. of comfortable living space in the family-friendly community of Lago Lindo. Featuring 2 bedrooms and den (with the potential to easily add a 3rd on the lower level) two spacious living areas, this home provides plenty of room to grow. Enjoy peace of mind with new shingles, a newer furnace and hot water tank, making it move-in ready! The massive lot offers ample space to build your dream double garage or create a backyard oasis. This home is conveniently located near the Anthony Henday, Edmonton Garrison, and all major shopping and amenities. Don't miss this fantastic opportunity to get into home ownership in one of North Edmonton's most desirable neighborhoods!

Built in 1983

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464621  |
| Price          | \$299,989 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 880       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1983                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 17204 96 Street |
| Area        | Edmonton        |
| Subdivision | Lago Lindo      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 1Z6         |

### **Amenities**

|           |                                |
|-----------|--------------------------------|
| Amenities | On Street Parking, See Remarks |
| Parking   | Parking Pad Cement/Paved       |

### **Interior**

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Fireplace    | Yes                                                                        |
| Fireplaces   | Woodstove                                                                  |
| Stories      | 4                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### **Exterior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Fenced, Golf Nearby, No Back Lane, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Vinyl                                                       |
| Foundation        | Concrete Perimeter                                                |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 5                  |

Zoning

Zone 28

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Listing information last updated on November 8th, 2025 at 8:32am MST