

## \$575,000 - 21248 96 Avenue, Edmonton

MLS® #E4451966

**\$575,000**

4 Bedroom, 3.50 Bathroom, 1,676 sqft

Single Family on 0.00 Acres

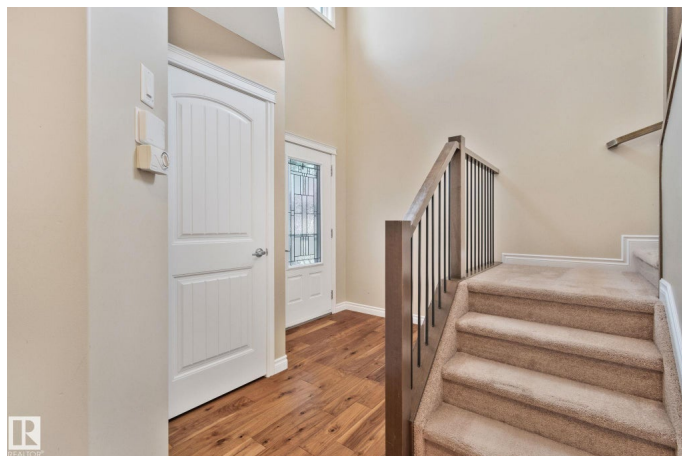
Webber Greens, Edmonton, AB

Attention Investors and House Hackers!  
Located in Webber Greens, this home backs onto green space with no rear neighbours and includes a legal basement suite with a separate entrance. The main floor features a grand open-to-above foyer, hardwood floors, granite counters, a walk-in pantry, and main floor laundry. Upstairs offers a spacious bonus room, 3 bedrooms (all with walk-in closets), including a large primary with 5-pc ensuite. The backyard is perfect for entertaining with a two-tiered deck, fire-pit, and extra storage under the deck. The attached garage is oversized and can fit a truck. Walking distance to Bishop David Motiuk School and Winterburn School. Income-producing and move-in ready!

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451966  |
| Price          | \$575,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,676     |
| Acres          | 0.00      |
| Year Built     | 2013      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 21248 96 Avenue |
| Area        | Edmonton        |
| Subdivision | Webber Greens   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5X8         |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Air Conditioner, Deck, Fire Pit |
| Parking   | Double Garage Attached          |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |
| Stories           | 3                                                                                                                                 |
| Has Suite         | Yes                                                                                                                               |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Finished                                                                                                                    |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                 |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 11               |

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 August 19th, 2025 at 8:32pm MDT