

## \$530,000 - 18012 96 Street, Edmonton

MLS® #E4439353

**\$530,000**

5 Bedroom, 3.50 Bathroom, 1,926 sqft

Single Family on 0.00 Acres

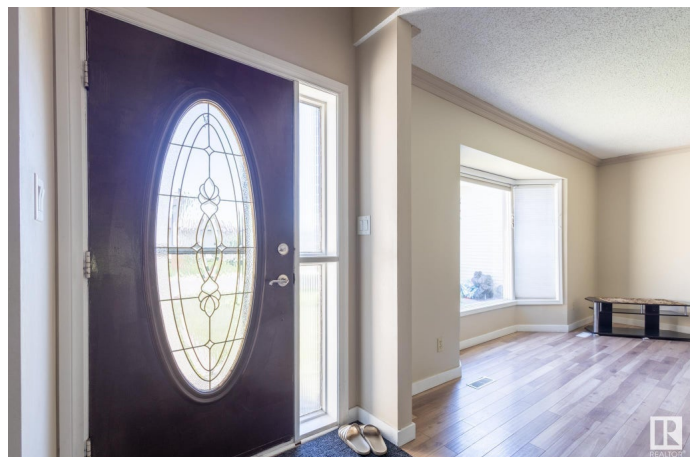
Lago Lindo, Edmonton, AB

Welcome to Your Perfect Family Home! This upgraded 5-bedroom, 3-bathroom home in family-friendly Lago Lindo sits on a large private lot. The bright entry leads to a cozy living room with new laminate floors and big windows. The kitchen features maple cabinets, pot drawers, a wine rack, tile flooring, and a stylish backsplash. Enjoy the amazing backyard with a covered deck, hot tub, firepit, and plenty of space, plus a storage shed. The family room has a warm fireplace, and the dining room can also be used as a home office or den. Upstairs has 3 bedrooms, including a large primary suite with French doors, a walk-in closet, and a beautiful ensuite with a jetted tub. The finished basement includes 2 more bedrooms, a rec room with new carpet, a full bathroom, and extra storage. Extras include main floor laundry, a double attached garage, newer windows, and a 2015 roof. Close to the lake and great schools!

Built in 1983

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4439353  |
| Price      | \$530,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,926                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18012 96 Street |
| Area        | Edmonton        |
| Subdivision | Lago Lindo      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2G5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                              |
| Stories           | 3                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                         |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                     |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Brick, Vinyl                                                                     |
| Foundation        | Slab                                                                                   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 83             |
| 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 21st, 2025 at 9:17pm MDT