

\$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

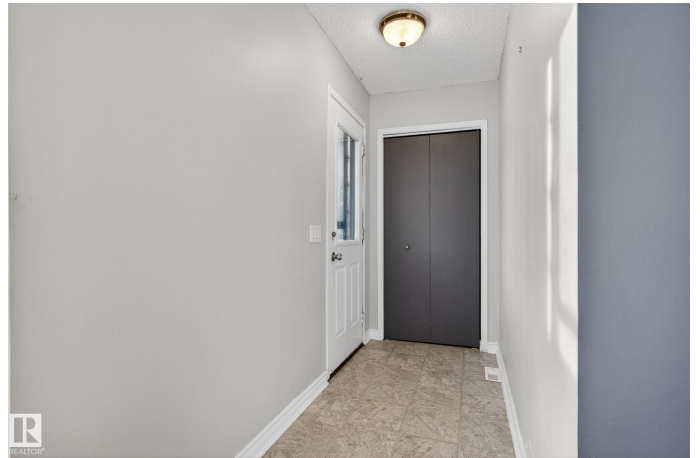
ATTENTION FIRST-TIME BUYERS!!

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	2

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 November 5th, 2025 at 1:17pm MST