

## \$469,000 - 20822 96a Avenue, Edmonton

MLS® #E4445046

**\$469,000**

4 Bedroom, 3.00 Bathroom, 1,270 sqft

Single Family on 0.00 Acres

Webber Greens, Edmonton, AB

Welcome to the Heart of Webber Greens! This beautiful bi-level offers 4 spacious bedrooms, 3 full baths, and a double attached garage—all just minutes from schools, parks, ponds, public transit, Lewis Estates Golf Course, and major routes like the Henday and Whitemud. Step into a bright and open main floor layout, perfect for entertaining. The kitchen features espresso cabinetry to the ceiling, a solid-shelf walk-through pantry, stainless steel appliances, a functional island, and elegant countertops. Garden doors off the dining room lead to a beautiful wood deck overlooking lush greenery. Upstairs, you'll find a welcoming family room, a stunning primary suite with a luxurious ensuite and walk-in closet, plus one additional large bedroom and a 4-piece bath. The finished basement adds even more living space, including 2 additional bedrooms, a rec room for movie nights or game days, and loads of storage throughout.

Built in 2012

### Essential Information

MLS® #	E4445046
Price	\$469,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,270
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	20822 96a Avenue
Area	Edmonton
Subdivision	Webber Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4E7

### **Amenities**

Amenities	Off Street Parking, Deck, Detectors Smoke, Greenhouse, Hot Water Natural Gas
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Winterburn School

**Additional Information**

Date Listed                June 30th, 2025

Days on Market        18

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 July 18th, 2025 at 1:17am MDT