

## \$499,000 - 20822 96a Avenue, Edmonton

MLS® #E4433987

**\$499,000**

4 Bedroom, 3.00 Bathroom, 1,354 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 composite 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® #	E4433987
Price	\$499,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,354
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	Deck, Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, R
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Transportation, Schools, Sho
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 30th, 2025
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Days on Market	3
Zoning	Zone 58

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