

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

MLS® #E4445046

**\$469,000**

4 Bedroom, 3.00 Bathroom, 1,270 sqft

Single Family on 0.00 Acres

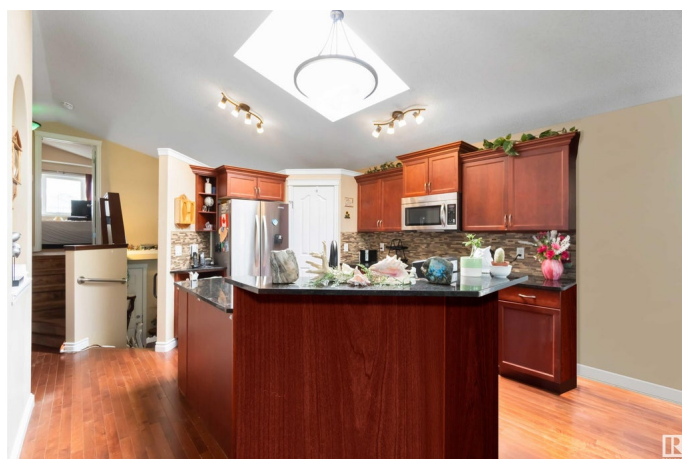
Webber Greens, Edmonton, AB

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                52

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 21st, 2025 at 1:47am MDT