

## \$475,000 - 14815 97 Avenue, Edmonton

MLS® #E4434177

**\$475,000**

4 Bedroom, 2.50 Bathroom, 1,207 sqft

Single Family on 0.00 Acres

Crestwood, Edmonton, AB

Nestled in the highly desirable neighborhood of Crestwood, this charming 3+1 bedroom, 1200 sq ft bungalow offers a bright open floor plan with endless potential. Just steps from Crestwood Park, school, playground, and tennis courts, the location is unbeatable. Enjoy quick access to the Edmonton River Valley, MacKenzie and MacKinnon Ravines, and you're only minutes from the Edmonton Valley Zoo. Situated on a corner lot with back lane access, the property features an oversized double detached garage. The partially finished basement includes one bedroom with potential to convert into two separate rooms, plus a spacious rec room perfect for family living or entertaining. With close proximity to downtown and all its amenities, this home presents an incredible opportunity to live in one of Edmonton's most sought-after communities.

Built in 1969

### Essential Information

MLS® #	E4434177
Price	\$475,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,207
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	14815 97 Avenue
Area	Edmonton
Subdivision	Crestwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 0E8

### Amenities

Amenities	Front Porch, See Remarks
Parking	Double Garage Detached, Over Sized, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Corner Lot, Flat Site, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 2nd, 2025

Days on Market 3

Zoning Zone 10

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