

## \$289,000 - 12241 95 Street, Edmonton

MLS® #E4423484

**\$289,000**

3 Bedroom, 2.00 Bathroom, 783 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

\*52ft x 125 Ft\* Lot size prefect for Investors, Reno Flip Project and Builders for Infill Opportunities and its RF3 Zoned already. Property to be sold "AS IS" condition. A bungalow detached house in Delton, offers a charming and functional living space. Typically, these homes feature a single-story layout, making them ideal for those who prefer easy access to all rooms without stairs. A bungalow in Delton may come with a spacious front and back yard, perfect for outdoor activities and gardening. Many of these homes include a well-designed open-concept living area, a cozy living room, and a fully equipped kitchen, creating a comfortable and inviting atmosphere. The property often boasts 3 bedrooms, along with 2 full bathrooms designed for convenience. Detached garages or driveways are also common, offering ample parking and additional storage space.

Built in 1945

### Essential Information

MLS® #	E4423484
Price	\$289,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	783



Acres	0.00
Year Built	1945
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12241 95 Street
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1N1

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Front Porch, No Animal Home, No Smoking Home, Parking-Extra
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 1st, 2025
Days on Market	66

## Zoning

## Zone 05

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 May 6th, 2025 at 6:02am MDT