

## **\$349,900 - 12312 95a Street, Edmonton**

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MLS® #E4431106

### **\$349,900**

5 Bedroom, 2.00 Bathroom, 1,093 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

This is a great opportunity to own this well taken care of home in the heart of Delton. The home offers nearly 1100 sq ft, with a total of 5 bedrooms, 2 bathrooms, a huge rec room in the basement, and 2 kitchen's and so much more. This home is perfect for a first time home buyer or a savvy investor. Main floor includes 3 bedrooms a full bath , kitchen and large living room. The basement which has rear separate entrance has an additional 2 good sized bedrooms, a 3 piece bath a massive living room and a good size kitchen. This home is situated on a large lot and also comes with a double detached garage.



Built in 1955

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4431106               |
| Price          | \$349,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,093                  |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12312 95a Street |
| Area        | Edmonton         |
| Subdivision | Delton           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 1S4          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 05          |

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Listing information last updated on April 30th, 2025 at 6:02pm MDT