

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

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	5
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 April 21st, 2025 at 12:32am MDT