

## \$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	14
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 30th, 2025 at 9:32am MDT