

## \$299,900 - 12241 95 Street, Edmonton

MLS® #E4423484

**\$299,900**

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          | \$299,900 |
| 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 | 58              |

## Zoning

## Zone 05

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Listing information last updated on April 28th, 2025 at 3:32am MDT