

## \$338,000 - 12302 95 Street, Edmonton

MLS® #E4431240

**\$338,000**

4 Bedroom, 2.00 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Solid bungalow in the Delton community. This 2 + 2 bedrooms home has two full bathrooms and a second kitchen in the basement. Located on a huge and sunny east-facing RF3 lot, this home has an oversized heated single detached garage 26'X23' (could be easily changed back to a double oversized garage) & RV parking. The living room and kitchen have brand new vinyl flooring, other features including central AC, newer furnace, newer washer, dryer & fridge and brand new hot water tank, easy access to Yellowhead trail and downtown, walking distance to parks, Nait, Victoria School and Kingsway Mall.

Built in 1949

### Essential Information

MLS® #	E4431240
Price	\$338,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status	Active
--------	--------

### Community Information

Address	12302 95 Street
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1N3

### Amenities

Amenities	See Remarks
Parking	Heated, Over Sized, RV Parking, Single Garage Detached, See Remarks

### Interior

Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Delton School
Middle	Spruce Avenue School
High	Victoria School

### Additional Information

Date Listed	April 16th, 2025
-------------	------------------

Days on Market 12

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 28th, 2025 at 10:32am MDT