

## \$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 16

Zoning Zone 05

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Listing information last updated on May 2nd, 2025 at 4:32am MDT