

## \$465,000 - 12319 96 Street, Edmonton

MLS® #E4431451

**\$465,000**

3 Bedroom, 2.00 Bathroom, 1,085 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

A perfect opportunity for first-time buyers or savvy investors! This fully upgraded home in Delton features two furnaces, double detached garage, basement kitchen, and separate rear entrance—ideal for future suite potential.

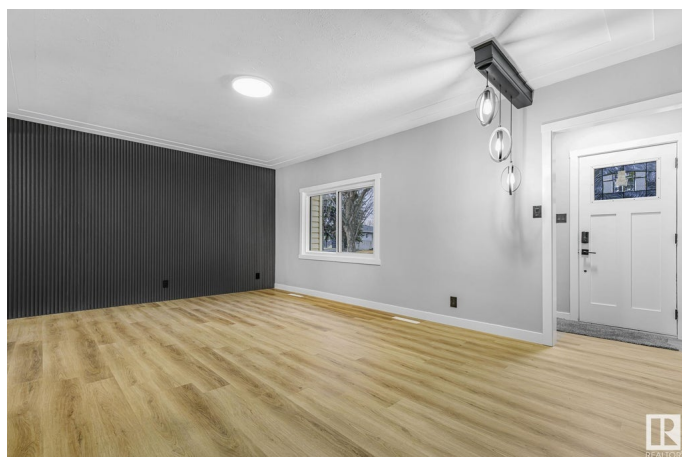
Enjoy peace of mind with brand new windows, doors, flooring, cabinets, vanities, appliances (up & down), new hot water tank, central A/C, and shingles done in 2020. Bright main floor with built-ins and plenty of space. Minutes to NAIT, LRT, downtown, and more. Move-in ready with incredible value!

Built in 1955

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4431451               |
| Price          | \$465,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,085                  |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                 |
|-------------|-----------------|
| Address     | 12319 96 Street |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1W4         |

### **Amenities**

|           |                                  |
|-----------|----------------------------------|
| Amenities | Air Conditioner, No Smoking Home |
| Parking   | Double Garage Detached           |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Garage Control, Garage Opener, Refrigerator, Stove-Electric |
| Heating      | Forced Air-2, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Brass Surround  |
| Stories      | 2   |
| Has Suite    | Yes   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Ski Hill Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 05          |

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Listing information last updated on April 28th, 2025 at 2:02pm MDT