

## \$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 14

Zoning Zone 05

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Listing information last updated on April 30th, 2025 at 9:02pm MDT