

## \$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	14
Zoning	Zone 05

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