

## \$249,000 - 12330 91 Street, Edmonton

MLS® #E4437319

**\$249,000**

2 Bedroom, 1.50 Bathroom, 665 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Prime RS (Small Scale Residential) zoned 498.74 sq m lot (45.5â€™ x 118â€™) on a quiet, tree-lined street in a mature central neighborhood. This property is being sold primarily for lot value, offering excellent potential for small-scale redevelopment. The existing home could also be suitable for someone willing to complete some updates and improvements to live in or hold as a rental. Features include a front driveway, oversized single garage with workshop, and a spacious fenced yard. Minutes to downtown, Yellowhead Trail, schools, and amenities. A solid opportunity in a well-located, infill-friendly area!

Built in 1946

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4437319      |
| Price          | \$249,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 665           |
| Acres          | 0.00          |
| Year Built     | 1946          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12330 91 Street |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 4C5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Front Porch            |
| Parking   | Single Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                       |
| Fireplace    | Yes   |
| Fireplaces   | See Remarks                                     |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished                                  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 19th, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 05        |

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Listing information last updated on May 23rd, 2025 at 3:02am MDT