

## \$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 3

Zoning Zone 05

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