

## \$299,900 - 12212 96 Street, Edmonton

MLS® #E4431535

**\$299,900**

3 Bedroom, 1.50 Bathroom, 853 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Charming character home just minutes from downtown! This inviting, move in ready 853 sq.ft. bungalow features 2+1 bedrooms with a full basement, oversized double garage, and a large, west facing, fully fenced yard. The main floor is bright with lots of natural light - beautiful morning sun in the front rooms - offering two bedrooms with spacious closets and a renovated bathroom. The kitchen is spacious with a large island and a new induction stove top. Living room is currently set up as a dining space but has versatility to fit your needs. The gas fireplace will make the space cozy, no matter how you choose to use it. Hardwood floors flow through the living room, hallway, and bedrooms. The lower level includes a third bedroom with a walk-in closet, a large family room, storage/laundry room, and a toilet with space to add a full second bathroom. Centrally located near downtown, NAIT, transit, schools, and shopping. Quick possession available. Perfect for your family or as an investment! Welcome Home!

Built in 1948

### Essential Information

MLS® # E4431535

Price \$299,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 853                    |
| Acres          | 0.00                   |
| Year Built     | 1948                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12212 96 Street |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1W3         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, No Animal Home, No Smoking Home, Patio |
| Parking   | Double Garage Detached, Over Sized  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Stove-Countertop Inductn |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Stone Facing  |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Fenced, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 05          |

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Listing information last updated on May 1st, 2025 at 10:47am MDT