

\$445,000 - 12319 96 Street, Edmonton

MLS® #E4442783

\$445,000

3 Bedroom, 2.00 Bathroom, 1,085 sqft
Single Family on 0.00 Acres

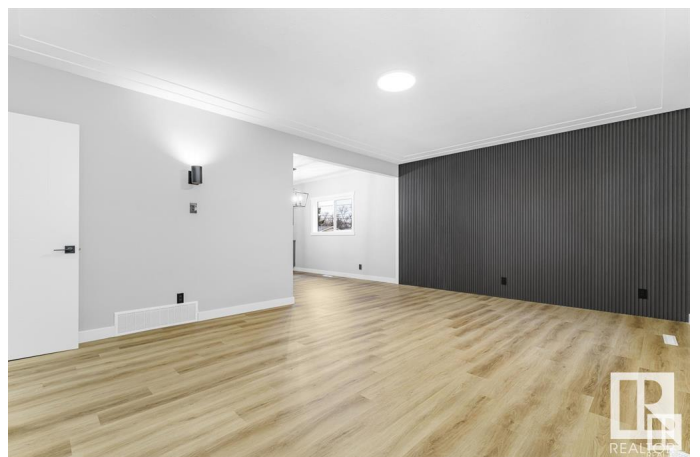
Delton, Edmonton, AB

Welcome to this beautifully upgraded and move-in ready home located in the desirable community of Delton. This property offers a rare combination of style, functionality, and value and is perfect for families, investors, or first-time home buyers. Inside, you'll find a bright and spacious main floor featuring **BRAND NEW WINDOWS, DOORS, FLOORING, CABINETS, VANITIES, and BUILT-IN SHELVING.** The layout is open and inviting, filled with natural light and modern finishes. Enjoy year-round comfort with **CENTRAL A/C** and the efficiency of 2 **FURNACES**, providing separate heating zones for the main and lower levels. The **FULLY FINISHED BASEMENT** offers a **SECOND KITCHEN, NEW APPLIANCES UP & DOWN, and a PRIVATE REAR ENTRANCE.** Recent upgrades also include a **NEW HOT WATER TANK and SHINGLES** completed in 2020. The property is complete with a double detached garage and sits minutes away from NAIT, LRT, downtown, shopping, and schools. The perfect home for any and all needs!

Built in 1955

Essential Information

MLS® #	E4442783
Price	\$445,000



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	On Street Parking
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
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 17th, 2025
Days on Market	2
Zoning	Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 19th, 2025 at 6:17pm MDT