

\$409,900 - 12319 96 Street, Edmonton

MLS® #E4442783

\$409,900

3 Bedroom, 2.00 Bathroom, 1,085 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

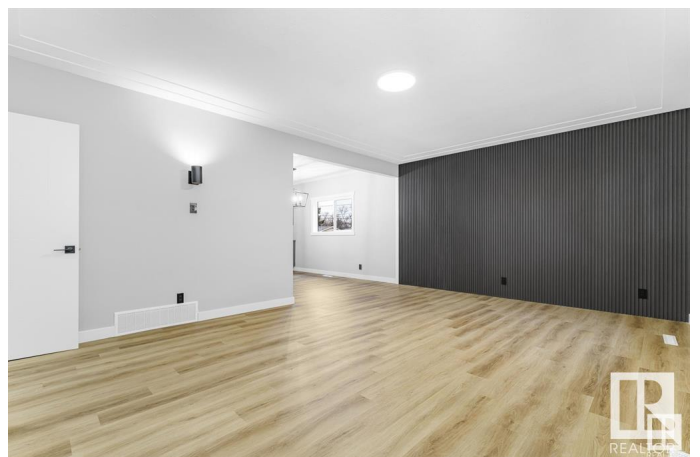
Welcome to this beautifully upgraded and move-in ready home located in the desirable community of Delton. This property offers a rare combination of style, functionality, and value and is perfect for families, investors, or first-time home buyers. Inside, you'll find a bright and spacious main floor 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 \$409,900



| | |
|----------------|------------------------|
| 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 | 43 |
| Zoning | Zone 05 |

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Listing information last updated on July 30th, 2025 at 7:47pm MDT