

## **\$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

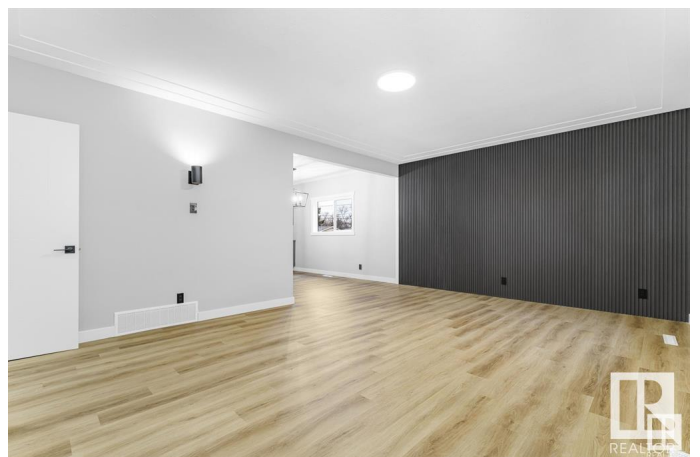
Welcome to this beautifully upgraded and move-in ready home located in the desirable community of Delton. This property offers a rare combination of style, functionality, and value and is perfect for families, investors, or first-time home buyers. Inside, you'll find a bright and spacious main floor 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	4
Zoning	Zone 05

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Listing information last updated on June 21st, 2025 at 4:17am MDT