

## \$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	6
Zoning	Zone 05

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