# \$379,900 - 12319 96 Street, Edmonton

MLS® #E4452863

### \$379.900

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

Delton, Edmonton, AB

Welcome to 12319 96 St. A beautifully renovated home offering the perfect blend of character, comfort, and convenience. Inside, you'II find a bright and inviting layout with fresh updates throughout. The spacious living room flows into a modernized kitchen featuring ample counter space, updated cabinetry, and room for family gatherings. The bedrooms offer plenty of natural light, and the bathroom is tastefully finished with contemporary touches. An illegal basement suite completes the convenience of the home allowing for easy multi generational/family living. Outside, enjoy a large fenced yard perfect for kids, pets, or summer BBQs along with a detached garage for parking or extra storage. Located minutes from downtown, NAIT, Kingsway Mall, and LRT access, you'II love the easy commute and the nearby parks, schools, and amenities.



## **Essential Information**

MLS® # E4452863

Price \$379,900

Bedrooms 3

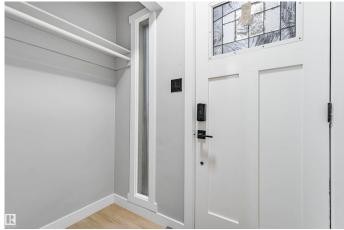
Bathrooms 2.00

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 Air Conditioner

Parking Double Garage Detached

## Interior

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Washer, Window Coverings,

Refrigerators-Two, Stoves-Two

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 August 14th, 2025

Days on Market 76

Zoning Zone 05

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Listing information last updated on October 29th, 2025 at 6:32am MDT