

## \$257,800 - 12051 95a Street, Edmonton

MLS® #E4428589

**\$257,800**

3 Bedroom, 1.00 Bathroom, 955 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Better than apartment living!! Elevate your lifestyle with this Cozy & Bright 954SqFt Detached Bungalow boasting 3 Spacious Bedrooms, a 4 piece Bathroom, Large Living room & open Kitchen looking onto the rear yard. The main floor features fresh NEW paint, some Newer Windows, Laminate and Tile flooring, and Stainless Steel appliances. The Basement is ripe and ready for your creative touch, for either an INCOME PRODUCING SUITE or additional space for the family, with both a Newer Furnace and Hot Water Tank, and an Abundance of Windows throughout pouring in Natural Light. With many Additional Features- a Great Sized Yard both Front and Back, nearby Amenities- Schools, Transportation, Shopping and more, this Home has it All! Welcome Home!

Built in 1944

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428589  |
| Price          | \$257,800 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 955       |
| Acres          | 0.00      |
| Year Built     | 1944      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12051 95a Street |
| Area        | Edmonton         |
| Subdivision | Alberta Avenue   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 1R6          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Fenced, Flat Site, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 05         |

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Listing information last updated on April 30th, 2025 at 7:32pm MDT