

\$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, youâ€™ll 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, youâ€™ll love the easy commute and the nearby parks, schools, and amenities.

Built in 1955

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, Window Coverings, Refrigerators-Two, Stoves-Two, Washers-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 35

Zoning Zone 05

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