

# \$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 36

Zoning Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 19th, 2025 at 11:47am MDT