

## \$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	3
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 April 5th, 2025 at 6:17am MDT