

# \$409,900 - 12319 96 Street, Edmonton

MLS® #E4452863

## \$409,900

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

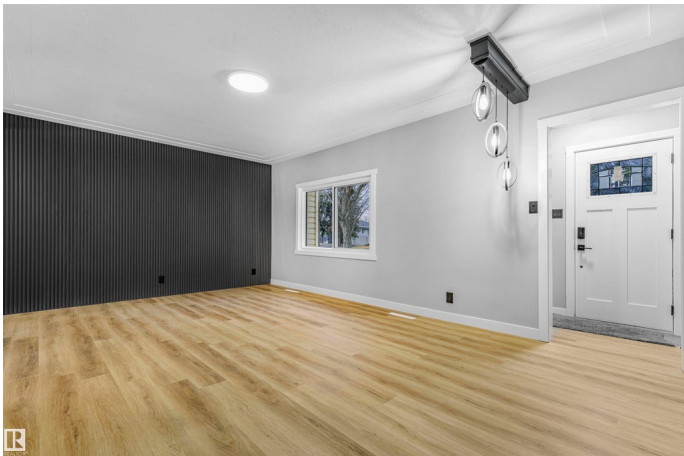
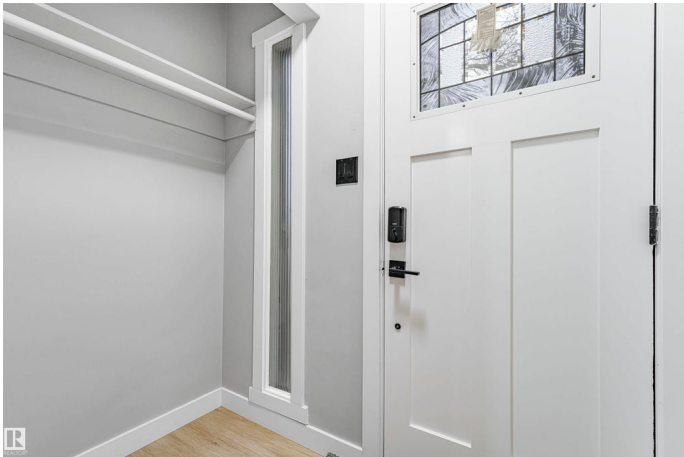
Delton, Edmonton, AB

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. A mother-in-law 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	\$409,900
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 1

Zoning Zone 05

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Listing information last updated on August 15th, 2025 at 10:17am MDT