

## \$436,000 - 12017 95a Street, Edmonton

MLS® #E4440751

**\$436,000**

4 Bedroom, 2.00 Bathroom, 1,418 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome home to a property which is modern yet maintains historical charm. With over 2000 sq ft of developed living space, this home features 4 bedrooms & 2 full baths. The living room is bright and airy, with tons of natural light from the upgraded windows. There is also a spacious bonus room, eat-in kitchen with walk-in pantry, and oversized primary walk-in closet. Recent upgrades include: luxury basement flooring (2023), complete gourmet style kitchen renovations with quartz counters, s/s appliances & pot lights (2021-2022). Nothing more to do but move in, as all the big ticket items have been taken care of including, the high-efficiency furnace (2021), hot water tank & humidifier (2020), garage roof (2023), newer windows (2015-2021), updated toilets (2024), fresh paint, newer insulation, and more. Landscaped yard with front/back entrances with an oversized insulated large double garage with insulated door. Newer fence. This home is close to schools and parks. Several transferable warranties included!

Built in 1944

### Essential Information

MLS® # E4440751

Price \$436,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,418
Acres	0.00
Year Built	1944
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	12017 95a Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1R6

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Delton School
Middle	Spruce Avenue School
High	Victoria School

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	10
Zoning	Zone 05



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Listing information last updated on June 15th, 2025 at 1:32am MDT