

## \$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 | 12             |
| Zoning         | Zone 05        |



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Listing information last updated on June 17th, 2025 at 12:47am MDT