

## **\$359,900 - 12338 91 Street, Edmonton**

MLS® #E4448574

**\$359,900**

2 Bedroom, 2.00 Bathroom, 775 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Move in ready 1950 bungalow in Delton, with a lot size is 45 x 120 feet. It has original vintage features including cove ceiling, arches, niches and built ins. New insulation, new roof, new siding brand new kitchen and appliances new paint and updated bathrooms. Finished basement with separate entrance. New washer and dryer, high speed internet in neighbourhood. Neighbourhood renewal is completed. Large shed. Mature trees, huge yard with a covered deck. Excellent elementary school within walking distance. Close to NAIT, Macewan and Kingsway mall.

Built in 1950

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4448574               |
| Price          | \$359,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 775                    |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12338 91 Street |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 4C5         |

## Amenities

|           |                                                                                                                                                                                                                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Gazebo, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Security Window Bars, Television Connection, Vinyl Windows, Wall Unit-Built-In, Workshop |
| Parking   | Front/Rear Drive Access, Single Carport                                                                                                                                                                                                                                                                   |

## Interior

|              |                                                                                                                               |
|--------------|-------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                     |
| Fireplace    | Yes                                                                                                                           |
| Fireplaces   | Wall Mount                                                                                                                    |
| Stories      | 2                                                                                                                             |
| Has Basement | Yes                                                                                                                           |
| Basement     | Full, Finished                                                                                                                |

## Exterior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                                                            |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, Low Maintenance Landscape, Paved Lane, Playground Nearby, Schools, Shopping Nearby, Subdividable Lot, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                                               |
| Construction      | Wood, Stucco, Vinyl                                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 37              |
| Zoning         | Zone 05         |

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Listing information last updated on August 24th, 2025 at 3:17pm MDT