

\$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 | 7 |
| Zoning | Zone 05 |



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Listing information last updated on June 12th, 2025 at 5:17am MDT