

\$360,000 - 12327 95 Street Nw, Edmonton

MLS® #A2201417

\$360,000

1 Bedroom, 1.00 Bathroom, 1,012 sqft
Residential on 0.12 Acres

Delton, Edmonton, Alberta

LEGAL SUITE â€“ EXCEPTIONAL OPPORTUNITY!

Discover this meticulously maintained and extensively upgraded 1012 sq. ft. bungalow, situated on a quiet, tree-lined street in a prime location. Offering quick access to Downtown, NAIT, Yellowhead, and Henday, this property is conveniently close to schools, parks, transit, and shopping.

Property Highlights:

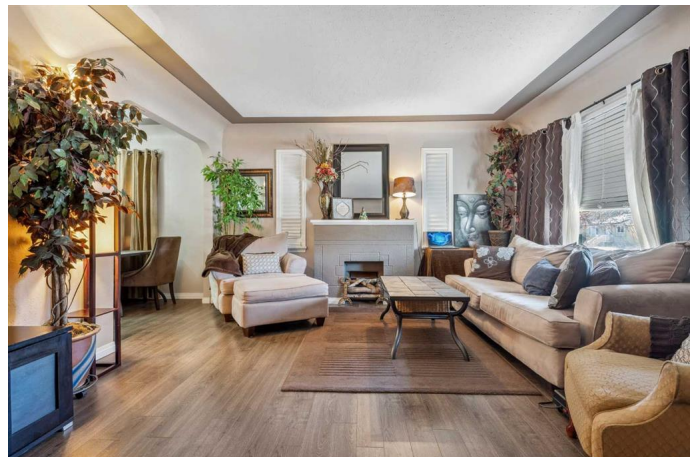
~ Main Level: 2 spacious bedrooms, 1 updated bathroom, and a bright, modern kitchen.

~ LEGAL Secondary Suite (Certified in 2017): Professionally rebuilt with 2 bedrooms, 1 bathroom, and ample natural lightâ€”an ideal option for rental income or multi-generational living.

~Recent Upgrades: Renovated kitchens and bathrooms, laminate and vinyl plank flooring, updated plumbing (2014), electrical (2014), furnace (2014), roof, garage doors & opener, and more.

Enjoy an east-facing, fenced backyard and a double detached garage on a 41' x 125' lot. This move-in-ready home is an excellent opportunity for homeowners and investors alike.

Contact us today to schedule your private viewing!



#EdmontonRealEstate #LegalSuite
#InvestmentOpportunity #TurnkeyProperty
#GreatLocation

Built in 1951

Essential Information

MLS® #	A2201417
Price	\$360,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,012
Acres	0.12
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	12327 95 Street Nw
Subdivision	Delton
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T5G 1N4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2025
Days on Market	1
Zoning	RS Small scale Residential

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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