

\$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 (2021â€“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 (2015â€“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	11
Zoning	Zone 05



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 3:32pm MDT