

\$249,000 - 12330 91 Street, Edmonton

MLS® #E4437319

\$249,000

2 Bedroom, 1.50 Bathroom, 665 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Prime RS (Small Scale Residential) zoned 498.74 sq m lot (45.5â€™ x 118â€™) on a quiet, tree-lined street in a mature central neighborhood. This property is being sold primarily for lot value, offering excellent potential for small-scale redevelopment. The existing home could also be suitable for someone willing to complete some updates and improvements to live in or hold as a rental. Features include a front driveway, oversized single garage with workshop, and a spacious fenced yard. Minutes to downtown, Yellowhead Trail, schools, and amenities. A solid opportunity in a well-located, infill-friendly area!

Built in 1946

Essential Information

MLS® #	E4437319
Price	\$249,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	665
Acres	0.00
Year Built	1946
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12330 91 Street
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4C5

Amenities

Amenities	Front Porch
Parking	Single Garage Detached

Interior

Appliances	Dryer, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 19th, 2025
Days on Market	16
Zoning	Zone 05

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