

## **\$349,900 - 12411 94 Street, Edmonton**

MLS® #E4456100

### **\$349,900**

4 Bedroom, 1.50 Bathroom, 1,453 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". RENT TO OWN for only \$25,000 down! All of your down payment goes towards the purchase price and \$300 per month of your \$2400 rent goes towards your equity as well! This lovely home has just been renovated with a new kitchen, new paint, new carpet, new furnace, and new window coverings. Also includes a fully fenced back yard, a deck, a double garage, and fully finished basement with family room, laundry, and tons of storage space. The property boasts over 1450 square feet of living space (over 2000 including the basement), 3+1 bedrooms, and 1.5 baths. The home is located in a quiet crescent location with minimal traffic. You have 3 years to line up your financing and buy the property. Landlord will be replacing house shingles at their expense in the summer of 2026.

Built in 1976

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4456100  |
| Price      | \$349,900 |
| Bedrooms   | 4         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,453         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12411 94 Street |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1K5         |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas |
| Parking Spaces | 4                                                         |
| Parking        | Double Garage Detached, Parking Pad Cement/Paved          |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 3                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                   |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Stucco                                                                   |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 4th, 2025 |
|-------------|---------------------|

Days on Market 9

Zoning Zone 05

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Listing information last updated on September 13th, 2025 at 5:02am MDT