

## \$249,900 - 12022 95a Street, Edmonton

MLS® #E4446218

**\$249,900**

3 Bedroom, 1.00 Bathroom, 1,068 sqft

Single Family on 0.00 Acres

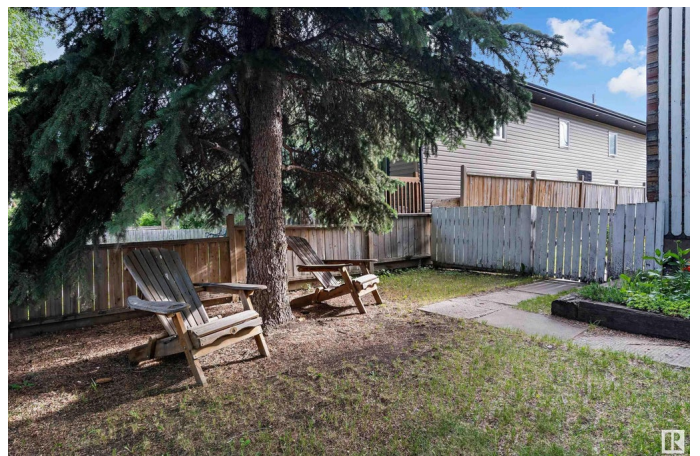
Alberta Avenue, Edmonton, AB

Are you a 1st time homebuyer and don't want to pay condo fees? This starter home is great for a family & no condo fee! YES, you own the HOME & LOT. If you are an investor this will be great to rent out and BUILD your DREAM HOME/Project later. The main level of this cute little home has a cozy living room, a bright dining area facing the Chartered School yard & a functional kitchen with access to the den. The 2nd level has 3 bedrooms & a 3-piece bathroom with a clawfoot tub ( plumbing is available to put back the shower ). The garage is used for storage. Great size & fenced backyard for all your gardening needs. Located with easy access to public transit, minutes to schools & shopping, parks nearby. Sewer line from the home to the city line has been replaced. Other features: (2019) washer, dryer, toilet replaced, (2023) hot water tank. Home is sold as is. A family lives in this home & loves it too.

Built in 1914

### Essential Information

MLS® #	E4446218
Price	\$249,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,068
Acres	0.00
Year Built	1914
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12022 95a Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1R7

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Fiber Cement
Exterior Features	Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 5th, 2025
-------------	----------------

Days on Market 13

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 July 18th, 2025 at 2:02am MDT