

Courtesy of Joshua Tesolin of Logic Realty

\$235,500 - 12226 91 Street Nw, Edmonton

MLS® #E4085704

\$235,500

5 Bedroom, 2.00 Bathroom, 701 sqft
Single Family on 0 Acres

Delton, Edmonton, AB

Fantastic Raised Bungalow w/ Semi Storey - UPGRADED inside & out. Separate entrance through main floor porch extension. Prepped for SECOND KITCHEN in basement. Note: SqFt showing is ONLY for the main floor - does not include 2nd storey due to vaulted ceiling. Basement setup with 2 additional bedrooms, can technically be 3 if you add a closet to the downstairs den. Renovations include: Kitchen, Baths, Ext Siding, Insulation, Paint, Floors, Roof, Windows, Doors, HWT, 100 amp breaker panel, and more. Bamboo hardwood throughout main living area. Custom Kitchen with raised breakfast serving bar includes a stainless steel fridge with ice & water dispenser, stainless steel gas stove, and stainless steel dishwasher. Main floor includes large front load washer & dryer set. Downstairs is framed, insulated, plumbed, wired and drywalled - just needs finishing touches. Fully fenced backyard offers fruit bearing Cherry, Plum & Apple trees. Delton Elementary School is a block and a half away. Opportunity Knocks!

Built in 1945

Essential Information

MLS® # E4085704

Price \$235,500



Bedrooms	5
Bedrooms Above Grade	3
Bathrooms	2.00
Full Baths	2
Has Ensuite	N
Square Footage	701
Acres	0.00
Year Built	1945
Property Type	Single Family
Building Type	Residential Detached Single Family
Style	1 and Half Storey

Community Information

Address	12226 91 Street Nw
Area	Edmonton
Community	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4C3

Amenities

Features	Deck, Handyman Special
Exterior Features	Fruit Trees/Shrubs, Paved Lane
Parking	Single Garage Detached
# Garage Parking Spaces	1

Interior

Flooring	Laminate Flooring, Bamboo
Goods Included	Dishwasher-Built-In, Dryer, Refrigerator, Washer, Stove-Gas
Heating	Forced Air-1
Has Basement	Yes
Basement	Full, Partly Finished
# of Stories	2

Exterior

Exterior	Stucco, Vinyl
Roof	Asphalt Shingles
Construction	Wood Frame

Foundation Concrete

Additional Information

Zoning RF3

Lot Shape Rectangular

Front Exposure West

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.
Listing information last updated on July 9th, 2020 at 9:31pm CDT