

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

MLS® #E4446218

\$249,900

3 Bedroom, 1.00 Bathroom, 1,068 sqft

Single Family on 0.00 Acres

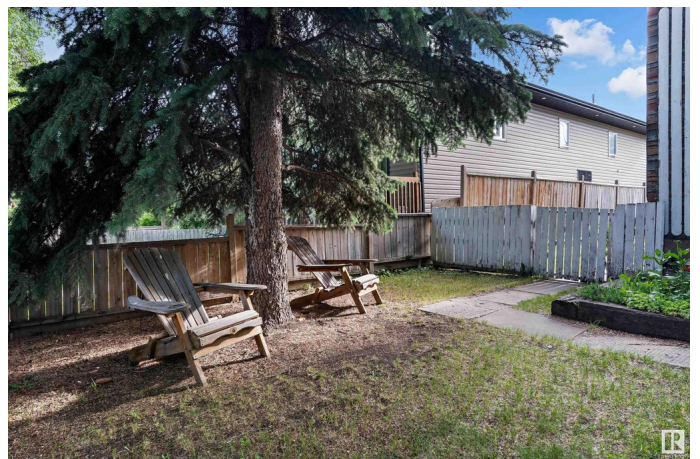
Alberta Avenue, Edmonton, AB

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 14

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 19th, 2025 at 2:02pm MDT