

## \$330,000 - 12238 94 Street, Edmonton

MLS® #E4443154

**\$330,000**

4 Bedroom, 2.00 Bathroom, 937 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

A RARE GEM in Delton that seamlessly blends classic charm with MODERN UPGRADES—just move in and enjoy! Warm and welcoming, this beautifully maintained bungalow opens into a sunlit living room with a large front window offering a picturesque view of the neighborhood. The kitchen is both practical and inviting, featuring abundant cabinetry and generous counter space for all your culinary needs. The main floor offers two spacious bedrooms and a tastefully renovated 4-piece bathroom. The FULLY FINISHED BASEMENT expands your living space with a large recreation room, two additional bedrooms, a second full bath, laundry area, and ample storage—perfect for extended family, guests or office space. This home boasts a long list of recent improvements including new FLOORING, ROOF, EAVESTROUGHS, WINDOWS, SEWER LINE, and updated front and back steps. The DOUBLE DETACHED GARAGE has new doors, and the fenced backyard with a deck and mature fruit trees creates a serene outdoor retreat ideal for relaxing and entertaining.

Built in 1952

### Essential Information

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E4443154



Price	\$330,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	937
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12238 94 Street
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1K1

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 19th, 2025  
Days on Market        1  
Zoning                    Zone 05

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Listing information last updated on June 20th, 2025 at 9:17pm MDT