

## \$284,888 - 12423 91 Street, Edmonton

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MLS® #E4444139

**\$284,888**

4 Bedroom, 2.00 Bathroom, 1,301 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Builder Alert! This 7960 sqft lot is a great fit for a good sized 3 plex project. Good for a reno/flip project. House has solid bones however needs renovations. Upstairs features 2 bedrooms, office and oversized living area with full sized kitchen. Basement is finished with large living space, bedroom and full bath. Property comes with oversized double heated garage.



Built in 1951

### Essential Information

MLS® #	E4444139
Price	\$284,888
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,301
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12423 91 Street
Area	Edmonton

Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4C7

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached, Insulated, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Back Lane, Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Delton School
Middle	Spruce Avenue School
High	Victoria School

### Additional Information

Date Listed	June 24th, 2025
Days on Market	12
Zoning	Zone 05

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Listing information last updated on July 6th, 2025 at 7:32pm MDT