

## \$249,000 - 12330 91 Street, Edmonton

MLS® #E4437319

**\$249,000**

2 Bedroom, 1.50 Bathroom, 665 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Prime RS (Small Scale Residential) zoned 498.74 sq m lot (45.5â€™ x 118â€™) on a quiet, tree-lined street in a mature central neighborhood. This property is being sold primarily for lot value, offering excellent potential for small-scale redevelopment. The existing home could also be suitable for someone willing to complete some updates and improvements to live in or hold as a rental. Features include a front driveway, oversized single garage with workshop, and a spacious fenced yard. Minutes to downtown, Yellowhead Trail, schools, and amenities. A solid opportunity in a well-located, infill-friendly area!

Built in 1946

### Essential Information

MLS® #	E4437319
Price	\$249,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	665
Acres	0.00
Year Built	1946
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12330 91 Street
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4C5

### Amenities

Amenities	Front Porch
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 19th, 2025
Days on Market	11
Zoning	Zone 05

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