

\$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 | 12 |
| Zoning | Zone 05 |

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Listing information last updated on May 31st, 2025 at 7:32pm MDT