

# \$1,345,900 - 12224 88 Street, Edmonton

MLS® #E4432962

**\$1,345,900**

10 Bedroom, 8.00 Bathroom, 3,544 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Investor Alert! An outstanding opportunity awaits in Delton, a mature and sought-after neighbourhood in north-central Edmonton. This impressive side-by-side duplex offers a total of 12 bedrooms and 8 bathrooms, complete with 9â€™™ ceilings and a detached double garage. Thoughtfully designed with spacious layouts and modern finishes, this property also features basement suites that are 99% completed toward being fully legal suites, providing additional income potential. Perfectly positioned just minutes from NAIT, Grant MacEwan University, and downtown Edmonton, it offers unbeatable convenience for tenants. Whether you're expanding your portfolio or securing a long-term asset in a high-demand area, this is a smart investment you won't want to miss!

Built in 2013

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4432962    |
| Price          | \$1,345,900 |
| Bedrooms       | 10          |
| Bathrooms      | 8.00        |
| Full Baths     | 8           |
| Square Footage | 3,544       |
| Acres          | 0.00        |
| Year Built     | 2013        |



|          |                     |
|----------|---------------------|
| Type     | Single Family       |
| Sub-Type | Duplex Side By Side |
| Style    | 2 Storey            |
| Status   | Active              |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12224 88 Street |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3S8         |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Closet Organizers, Deck, Detectors Smoke, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Vinyl                   |
| Exterior Features | Back Lane, Fenced, Landscaped |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Vinyl                   |
| Foundation        | Concrete Perimeter            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 05          |

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Listing information last updated on April 30th, 2025 at 11:47am MDT