

\$379,000 - 1 12406 86 Street, Edmonton

MLS® #E4425983

\$379,000

3 Bedroom, 2.50 Bathroom, 1,111 sqft
Condo / Townhouse on 0.00 Acres

Delton, Edmonton, AB

NO Condo Fees! Stunning 3 bedroom, 2.5 bath duplex with sleek modern living space, 2 tone cabinets, quartz countertops, luxury backsplash, 9 ft main floor ceiling, HRV offering style and functionality. Located on a quiet cul-de-sac in well-established close knit community of Delton (minutes from Downtown, Royal Alex & Yellowhead freeway) Includes detached garage facing back-alley. Separate side entry with roughed-in basement. On a long 150 ft lot. *Property available for home buyers with minimal condo restrictions possible* *The entire complex including both units also available for investors* Interior Finishes photo is from a different showhome property with similar finishes. The picture is only for illustration of typical finishes for this builder's spec.

Built in 2025

Essential Information

MLS® #	E4425983
Price	\$379,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,111
Acres	0.00



Year Built 2025
Type Condo / Townhouse
Sub-Type Half Duplex
Style 2 Storey
Status Active

Community Information

Address 1 12406 86 Street
Area Edmonton
Subdivision Delton
City Edmonton
County ALBERTA
Province AB
Postal Code T5B 3L4

Amenities

Amenities Ceiling 9 ft., Hot Water Elec System
Parking Single Garage Detached

Interior

Interior Features ensuite bathroom
Appliances Dishwasher-Built-In, Hood Washer/Dryer, Stove-Counter
Heating Forced Air-1, Natural Gas
Stories 2
Has Basement Yes
Basement See Remarks

Exterior

Exterior Wood, Vinyl
Exterior Features Schools, See Remarks
Lot Description 33*150
Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed March 16th, 2025



Days on Market	23
Zoning	Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 8th, 2025 at 6:02pm MDT