

## \$449,000 - 12237 90 Street, Edmonton

MLS® #E4418393

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,604 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

**MODERN INFILL with SEPARATE ENTRANCE** - Located in the quiet and historic community of Delton with easy access to the yellowhead and downtown, Delton is a mature community with classic homes, wide roads and mature trees. Quiet and safe, Delton is a wonderful place to live, work and invest. This modern infill fits nicely into this community with it's soft tones and gorgeous angles, gorgeous architecture that extends inside the home. On the main floor you have massive windows that flood the home with natural light all day long. High ceilings, modern interiors and quality finishes only add to the desirability of this home. Upstairs there is a massive owners suite with a gorgeous ensuite and generous walk-in. There are two additional bedrooms, both generous in size with large windows. Looking for additional revenue? Well this home has a separate entrance with the opportunity to develop a legal suite, perfect for offsetting the mortgage or simply generating additional income.

Built in 2024

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4418393  |
| Price    | \$449,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,604                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12237 90 Street |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3Z4         |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | No Garage   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Mantel                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2025 |
| Days on Market | 103                |
| 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 30th, 2025 at 11:32am MDT