

\$1,145,000 - 12224 88 Street, Edmonton

MLS® #E4432962

\$1,145,000

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. 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	\$1,145,000
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 193
Zoning Zone 05

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