

# \$345,000 - 12211 91 Street, Edmonton

MLS® #E4440198

**\$345,000**

3 Bedroom, 2.50 Bathroom, 1,006 sqft  
Condo / Townhouse on 0.00 Acres

Delton, Edmonton, AB

NO CONDO FEES. This half--duplex is sitting in the developed neighbourhood of Delton. Features hardwood floors, quartz countertop & stainless steel appliance. A separate entrance is leading to fully finished basement with second kitchen in-law suite. Just ten minute drive from downtown, NAIT, and easy access to Yellowhead Trail, it's a great location for a young family or college students and first time home owner.

Built in 2013

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4440198          |
| Price          | \$345,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,006             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 12211 91 Street |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 4C4         |

### **Amenities**

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, See Remarks |
| Parking   | Single Garage Detached                       |

### **Interior**

|              |                                                                                                                                |
|--------------|--------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                      |
| Stories      | 3                                                                                                                              |
| Has Basement | Yes                                                                                                                            |
| Basement     | Full, Finished                                                                                                                 |

### **Exterior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 05        |

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Listing information last updated on June 16th, 2025 at 4:02am MDT