

# \$1,245,900 - 12224 88 Street, Edmonton

MLS® #E4432962

**\$1,245,900**

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 basements 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	\$1,245,900
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	87
Zoning	Zone 05

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