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

MLS® #E4432962

\$1,245,900

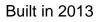
10 Bedroom, 8.00 Bathroom, 3,544 sqft Single Family on 0.00 Acres

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 9' 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!







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 |



| Туре | 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 |
| Deulsian | Davida Cara na Data da d |

| Faiking Double Galage Delacite | 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 | 84 |
| Zoning | Zone 05 |

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Listing information last updated on July 18th, 2025 at 6:17pm MDT