

\$379,000 - 1 12406 86 Street, Edmonton

MLS® #E4425983

\$379,000

3 Bedroom, 2.50 Bathroom, 1,111 sqft
Condo / Townhouse on 0.00 Acres

Delton, Edmonton, AB

NO Condo Fees! Stunning 3 bedroom, 2.5 bath duplex with sleek modern living space, 2 tone cabinets, quartz countertops, luxury backsplash, 9 ft main floor ceiling, HRV offering style and functionality. Located on a quiet cul-de-sac in well-established close knit community of Delton (minutes from Downtown, Royal Alex & Yellowhead freeway) Includes detached garage facing back-alley. Separate side entry with roughed-in basement. On a long 150 ft lot. *Property available for home buyers with minimal condo restrictions possible* *The entire complex including both units also available for investors* Interior Finishes photo is from a different showhome property with similar finishes. The picture is only for illustration of typical finishes for this builder's spec.

Built in 2025

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4425983 |
| Price | \$379,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,111 |
| Acres | 0.00 |



Year Built 2025
Type Condo / Townhouse
Sub-Type Half Duplex
Style 2 Storey
Status Active

Community Information

Address 1 12406 86 Street
Area Edmonton
Subdivision Delton
City Edmonton
County ALBERTA
Province AB
Postal Code T5B 3L4

Amenities

Amenities Ceiling 9 ft., Hot Water Elec System
Parking Single Garage Detached

Interior

Interior Features ensuite bathroom
Appliances Dishwasher-Built-In, Hood Washer/Dryer, Stove-Counter
Heating Forced Air-1, Natural Gas
Stories 2
Has Basement Yes
Basement See Remarks

Exterior

Exterior Wood, Vinyl
Exterior Features Schools, See Remarks
Lot Description 33*150
Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed March 16th, 2025



| | |
|----------------|---------|
| Days on Market | 26 |
| Zoning | Zone 05 |

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Listing information last updated on April 11th, 2025 at 7:32pm MDT