# \$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 quite 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 Ele

System

Parking Single Garage Detached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Hood

Washer/Dryer, Stove-Counte

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

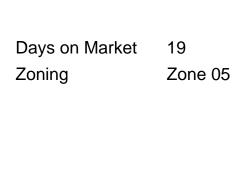
Foundation Concrete Perimeter

# **Additional Information**

Date Listed March 16th, 2025







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Listing information last updated on April 4th, 2025 at 8:02am MDT