\$1,145,000 - 12224 88 Street, Edmonton

MLS® #E4432962

\$1,145,000

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. 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 \$1,145,000

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 187

Zoning Zone 05

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