

## \$435,000 - 9211 123 Avenue, Edmonton

MLS® #E4442876

**\$435,000**

4 Bedroom, 3.50 Bathroom, 1,992 sqft

Condo / Townhouse on 0.00 Acres

Delton, Edmonton, AB

NO CONDO FEES! Modern, Spacious and packed with upgrades! This 1992 sq.ft. half duplex is located in the heart of Delton! With 4 spacious bedrooms and 3.5 baths, this beauty blends style, space, and smart upgrades. The bright open-concept main floor features a chef's kitchen with granite counters, soft-close cabinets, and an oversized walk-in pantry, flowing into a sunlit dining and living room. Upstairs offers a cozy primary suite with walk-in closet and ensuite, plus 3 generous bedrooms and a full bath. The finished basement adds a huge family room and extra bath—perfect for guests or game nights! Enjoy comfort year-round with hydronic heated garage slab & driveway (\$10K upgrade!) and spray foam insulation for energy efficiency. Nestled on a quiet street just steps from parks, schools & the community hall—this is the dream home you've been waiting for!

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442876  |
| Price      | \$435,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,992             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9211 123 Avenue |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 0R1         |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Closet Organizers, Vinyl Windows |
| Parking   | Single Garage Attached           |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 3                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Vinyl                            |
| Exterior Features | Flat Site, Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Vinyl                            |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 18th, 2025 |
|-------------|-----------------|

Days on Market 71

Zoning Zone 05

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Listing information last updated on August 28th, 2025 at 3:02pm MDT