

## **\$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 El 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
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Days on Market	35
Zoning	Zone 05

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Listing information last updated on April 20th, 2025 at 5:17am MDT