

Courtesy Of Peter Chen Of MaxWell Polaris

# \$1,650,000 - 12436 88 Street, Edmonton

MLS® #E4424456

**\$1,650,000**

5 Bedroom, 4.00 Bathroom, 1,196 sqft  
Single Family on 0.00 Acres

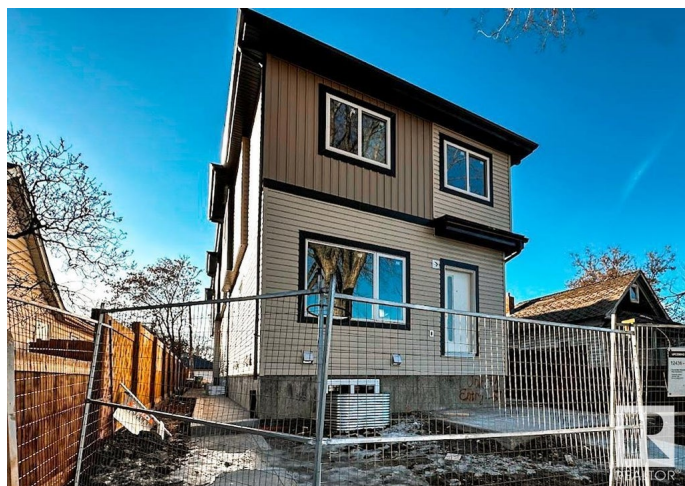
Delton, Edmonton, AB

Multi-family Investors!! QUICK possession ready in JULY 2025. Total 6 units - 3plex Townhouse project. Two Upper units each has 3 beds and 2.5 baths. The Corner Upper unit it has 4 beds and 3 full baths. All Lower units each has 1 bed and 1 bath. The 3plex Project is perfect for CMHC MLI Select program. It's an easy 5% down payment deal. This project is currently under construction. Specs. highlights: 95% high efficient Trane furnace, R20 basement insulation, Spray foam basement joint, R52 attic blow insulation, 200 AMPS, 50 gallon HWT, 9" main & basement ceiling height, MDF shelving, (Delta/Danze/Pfister or equivalent) fittings, Vinyl flooring stairs and second floor..... Some images of vinyl flooring, bathroom mirror and toilet are 3D renderings for demonstration purposes.

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4424456    |
| Price          | \$1,650,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,196       |
| Acres          | 0.00        |



|            |               |
|------------|---------------|
| Year Built | 2025          |
| Type       | Single Family |
| Sub-Type   | Tri-Plex      |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 12436 88 Street |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3T2         |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Ceiling 9 ft., 9 ft. Basement Ceiling |
| Parking Spaces | 3                                     |
| Parking        | Parking Pad Cement/Paved              |

### **Interior**

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

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Asphalt      |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Asphalt      |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 29              |

## Zoning

## Zone 05

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Listing information last updated on April 4th, 2025 at 8:17am MDT