

# \$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 quiet 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 Elec 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



Days on Market	26
Zoning	Zone 05

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Listing information last updated on April 11th, 2025 at 8:17am MDT