

\$1,345,900 - 12224 88 Street, Edmonton

MLS® #E4432962

\$1,345,900

10 Bedroom, 8.00 Bathroom, 3,544 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Investor Alert! Incredible opportunity in Delton—a well-established neighborhood in north-central Edmonton. This exceptional side-by-side duplex features 2 fully legal units and 2 nearly legal basement suites (99% complete), offering a total of 12 bedrooms and 8 bathrooms. Boasting 9'™ ceilings and a detached double garage, this property is ideal for savvy investors seeking strong rental income. Located minutes from NAIT, Grant MacEwan University, and downtown, it's™ a prime location for students and professionals. With spacious layouts, modern finishes, and high demand, this cash-flowing property won't™ last long!

Built in 2013

Essential Information

MLS® #	E4432962
Price	\$1,345,900
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 1
Zoning Zone 05

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