

# \$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 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 | 23      |
| Zoning         | Zone 05 |

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Listing information last updated on April 8th, 2025 at 2:47am MDT