

# \$1,145,000 - 12224 88 Street, Edmonton

MLS® #E4432962

**\$1,145,000**

10 Bedroom, 8.00 Bathroom, 3,544 sqft  
Single Family on 0.00 Acres

Delton, Edmonton, AB

Investor Alert! An outstanding opportunity awaits in Delton, a mature and sought-after neighbourhood in north-central Edmonton. This impressive side-by-side duplex offers a total of 12 bedrooms and 8 bathrooms, complete with 9â€™™ ceilings and a detached double garage. Thoughtfully designed with spacious layouts and modern finishes. Perfectly positioned just minutes from NAIT, Grant MacEwan University, and downtown Edmonton, it offers unbeatable convenience for tenants. Whether you're expanding your portfolio or securing a long-term asset in a high-demand area, this is a smart investment you won't want to miss!

Built in 2013

## Essential Information

MLS® #	E4432962
Price	\$1,145,000
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 99  
Zoning Zone 05

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