

## \$379,000 - 2 12406 86 Street, Edmonton

MLS® #E4425986

**\$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® #         | E4425986  |
| 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     | 2 12406 86 Street |
| Area        | Edmonton          |
| Subdivision | Delton            |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5B 3L4           |

### Amenities

|           |                                         |
|-----------|-----------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smol<br>System |
| Parking   | Single Garage Detached                  |

### Interior

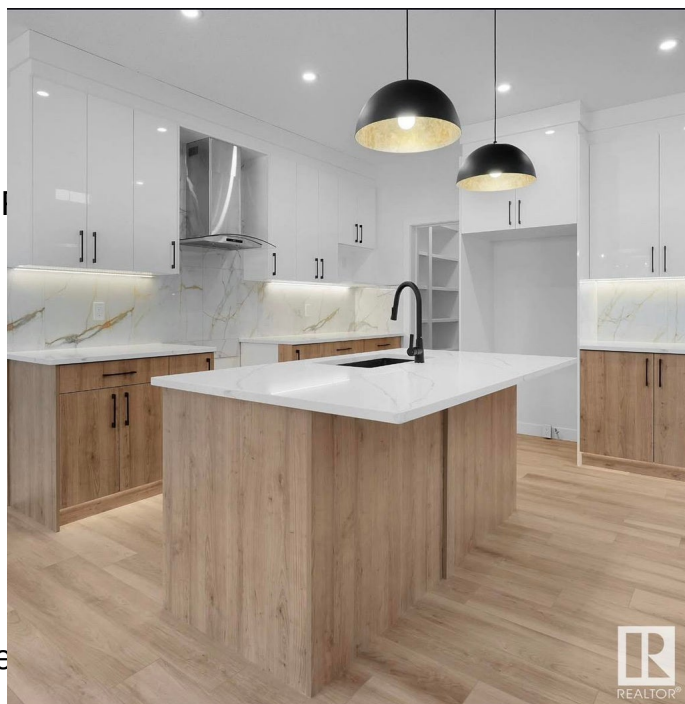
|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | ensuite bathroom                              |
| Appliances        | Dishwasher-Built-In, Hood I<br>Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                     |
| Stories           | 2                                             |
| Has Basement      | Yes                                           |
| Basement          | See Remarks                                   |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Wood, Vinyl                |
| Exterior Features | Schools, View Downtown, Se |
| Roof              | Asphalt Shingles           |
| Construction      | Wood, Vinyl                |
| Foundation        | Concrete Perimeter         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 16th, 2025 |
| Days on Market | 37               |



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Listing information last updated on April 22nd, 2025 at 7:17pm MDT