

\$779,000 - 12406 86 Street, Edmonton

MLS® #E4427128

\$779,000

1 Bedroom, 5.00 Bathroom, 2,223 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

2 Units front/back (6 beds, 4 full baths, 2 half baths), 150 ft long lot, detached garages facing back alley, side entry (roughed in basement) - Combined price. Stunning 3 bedroom, 2.5 bath duplex with sleek modern living space PER UNIT, 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). 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® # | E4427128 |
| Price | \$779,000 |
| Bedrooms | 1 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 2 |
| Square Footage | 2,223 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |



| | |
|----------|-----------------------|
| Sub-Type | Duplex Front and Back |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 12406 86 Street |
| Area | Edmonton |
| Subdivision | Delton |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5B 3L4 |

Amenities

| | |
|-----------|---------------------------------|
| Amenities | Ceiling 9 ft., Hot Water Electr |
| Parking | Double Garage Detached |

Interior

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

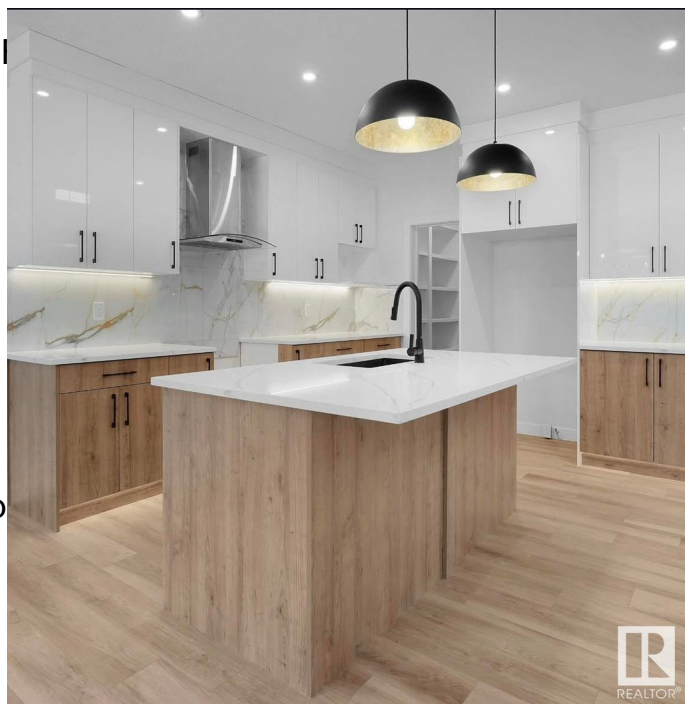
Exterior

| | |
|-------------------|--------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Cul-De-Sac, Public Transp Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 23rd, 2025 |
| Days on Market | 28 |
| Zoning | Zone 05 |

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Listing information last updated on April 20th, 2025 at 7:32am MDT