

**\$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<br>Stove-Electric |
| Heating           | Forced Air-2, Natural Gas                     |
| Stories           | 2                                             |
| Has Basement      | Yes                                           |
| Basement          | See Remarks                                   |

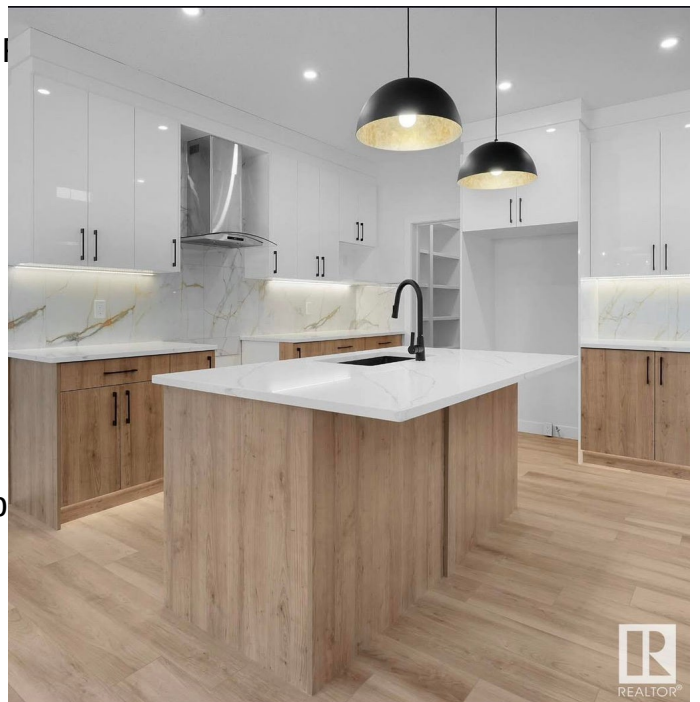
### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 23rd, 2025 |
| Days on Market | 29               |
| Zoning         | Zone 05          |

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Listing information last updated on April 21st, 2025 at 7:02am MDT