

\$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

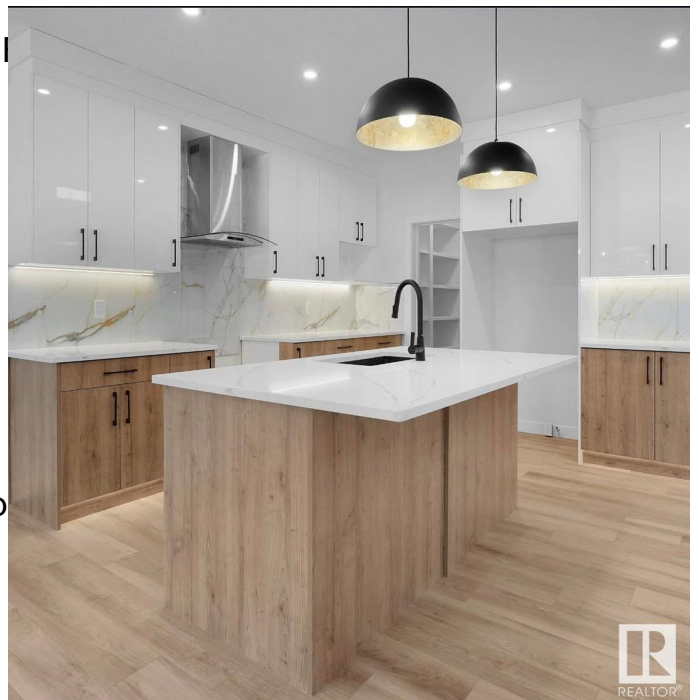
Exterior

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	27
Zoning	Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS



RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 8:32am MDT