

Courtesy Of Kathy Sobh Of MaxWell Polaris

\$299,900 - 12208 87 Street, Edmonton

MLS® #E4427936

\$299,900

5 Bedroom, 2.00 Bathroom, 1,049 sqft
Single Family on 0.00 Acres

Delton, Edmonton, AB

No condo fees ! This 3+2 bedroom Half Duplex is nestled in a quiet, mature, tree-lined neighborhood, showcasing true pride of ownership. Recent upgrades include new shingles on both the home and garage (2013), a high-efficiency furnace and hot water tank (2012), and mudjacked sidewalks ensuring proper grading (2014). Additional enhancements like waterproofing and upgraded insulation (2003) add to the home's longevity. The fully finished basement, featuring a separate entrance, includes two spacious bedrooms, a massive family room, laundry, and a bathroom offering great suite potential. This non-smoking, pet-free home also boasts a well-maintained single garage (2008) with a newer door and opener, plus ample parking space. A must-see opportunity!

Built in 1969

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4427936 |
| Price | \$299,900 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,049 |
| Acres | 0.00 |
| Year Built | 1969 |



| | |
|----------|---------------|
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 12208 87 Street |
| Area | Edmonton |
| Subdivision | Delton |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5B 2N8 |

Amenities

| | |
|-----------|--|
| Amenities | No Animal Home, No Smoking Home, See Remarks |
| Parking | RV Parking, Single Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 7 |
| Zoning | Zone 05 |

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Listing information last updated on April 4th, 2025 at 1:02pm MDT