

# \$1,650,000 - 12436 88 Street, Edmonton

MLS® #E4424456

**\$1,650,000**

5 Bedroom, 4.00 Bathroom, 1,196 sqft  
Single Family on 0.00 Acres

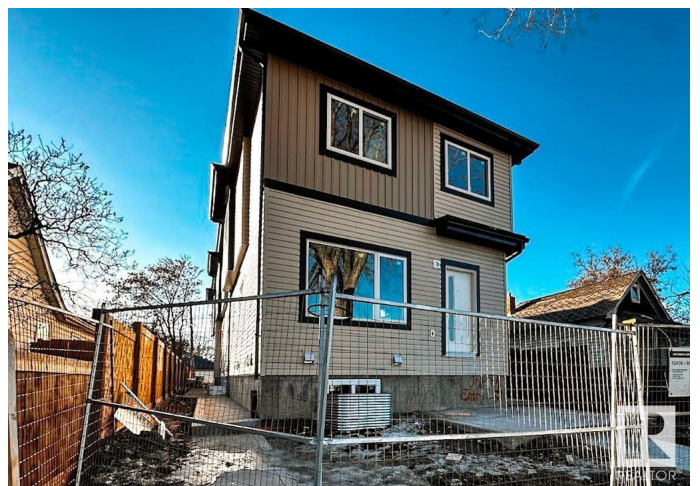
Delton, Edmonton, AB

Multi-family Investors!! QUICK possession ready in JULY 2025. Total 6 units - 3plex Townhouse project. Two Upper units each has 3 beds and 2.5 baths. The Corner Upper unit it has 4 beds and 3 full baths. All Lower units each has 1 bed and 1 bath. The 3plex Project is perfect for CMHC MLI Select program. It's an easy 5% down payment deal. This project is currently under construction. Specs. highlights: 95% high efficient Trane furnace, R20 basement insulation, Spray foam basement joint, R52 attic blow insulation, 200 AMPS, 50 gallon HWT, 9" main & basement ceiling height, MDF shelving, (Delta/Danze/Pfister or equivalent) fittings, Vinyl flooring stairs and second floor..... Some images of vinyl flooring, bathroom mirror and toilet are 3D renderings for demonstration purposes.

Built in 2025

## Essential Information

MLS® #	E4424456
Price	\$1,650,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,196
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Tri-Plex
Style	2 Storey
Status	Active

### **Community Information**

Address	12436 88 Street
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3T2

### **Amenities**

Amenities	Ceiling 9 ft., 9 ft. Basement Ceiling
Parking Spaces	3
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Asphalt
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Asphalt
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	29

## 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 4th, 2025 at 1:32pm MDT