

# \$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 quiet 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

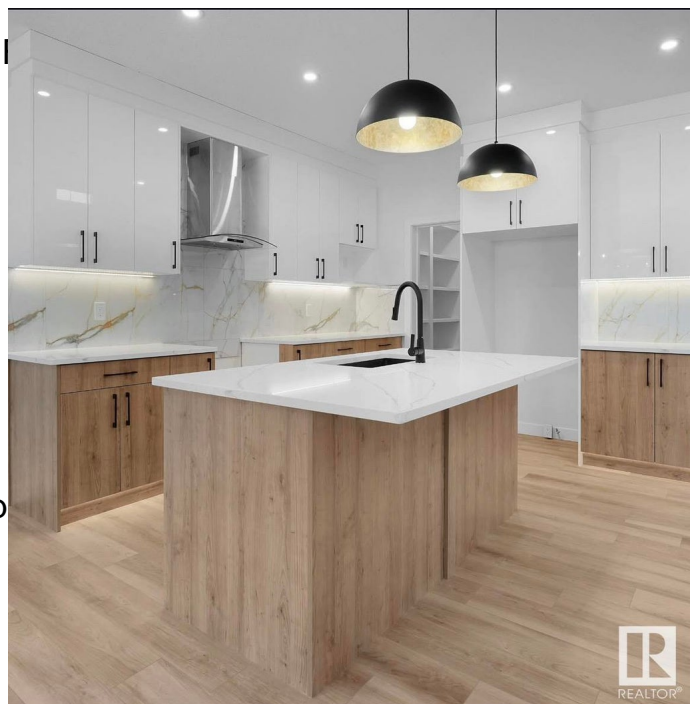
Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Hood I  
Stove-Electric  
Heating Forced Air-2, Natural Gas  
Stories 2  
Has Basement Yes  
Basement See Remarks

### 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 6  
Zoning Zone 05



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Listing information last updated on March 29th, 2025 at 6:32am MDT