

## \$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

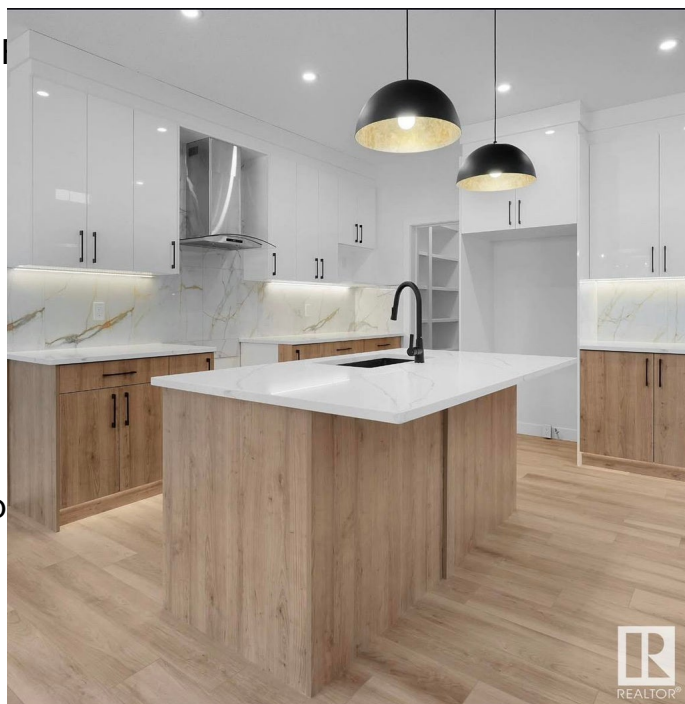
### Exterior

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	35
Zoning	Zone 05

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