# \$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

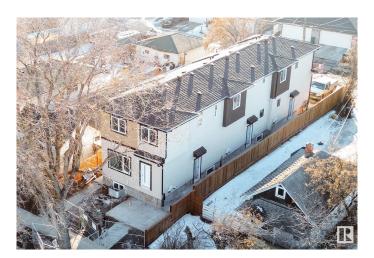
Bedrooms 5

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 Suite Yes
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 55

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 30th, 2025 at 2:02pm MDT