

# \$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

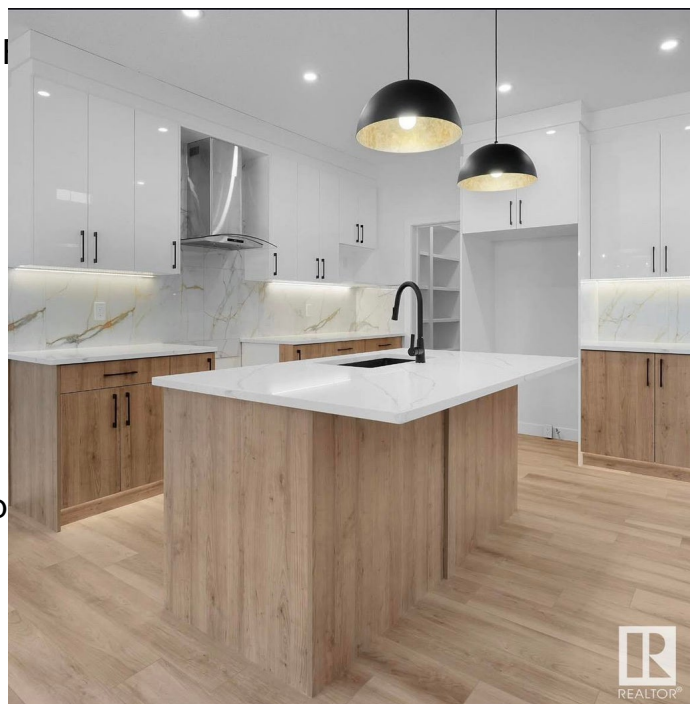
Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Hood I  
Stove-Electric  
Heating Forced Air-2, Natural Gas  
Stories 2  
Has Basement Yes  
Basement See Remarks

### 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 12  
Zoning Zone 05



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 3:02pm MDT