

\$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 12:02pm MDT