\$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

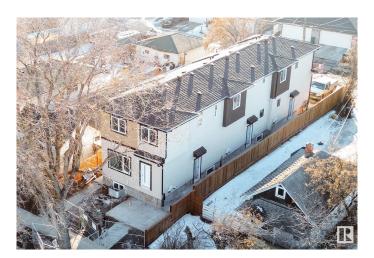
Bedrooms 5

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 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 46

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 20th, 2025 at 10:02pm MDT