

## \$399,000 - 12422 88 Street, Edmonton

MLS® #E4456794

**\$399,000**

4 Bedroom, 2.00 Bathroom, 1,284 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Attention Investors & Savvy Homeowners! This well-kept 2010 bi-level in Delton offers over 2,000 sq. ft. of living space with a fully LEGAL suite and separate utilities for maximum convenience and rental potential. A spacious foyer leads to both suites. Upstairs features vaulted ceilings, bright front windows, an open kitchen and dining nook, plus 2 generous bedrooms, a full bath, and a laundry room with storage. The lower suite doesn't feel like a basement—9-ft ceilings, large windows, a comfortable living room, 2 bedrooms, and a full bath make it a standout. Located in a quiet cul-de-sac close to schools, parks, shopping, and Yellowhead Trail, this property is perfect for generating rental income or enjoying as a smart home investment.

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456794  |
| Price          | \$399,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,284     |
| Acres          | 0.00      |
| Year Built     | 2010      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12422 88 Street |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3T2         |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke |
| Parking   | Single Garage Detached         |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-2, Natural Gas                                                            |
| Stories      | 2                                                                                    |
| Has Suite    | Yes                                                                                  |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                               |
| Exterior Features | Back Lane, Fenced, Landscaped, No Through Road, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                        |

### School Information

|            |                  |
|------------|------------------|
| Elementary | Grandin School   |
| Middle     | Killarney School |
| High       | JH Picard        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 27                  |
| Zoning         | Zone 05             |

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Listing information last updated on October 5th, 2025 at 7:02am MDT