

Courtesy Of Kathy Sobh Of MaxWell Polaris

## \$299,900 - 12208 87 Street, Edmonton

MLS® #E4427936

### \$299,900

5 Bedroom, 2.00 Bathroom, 1,049 sqft  
Single Family on 0.00 Acres

Delton, Edmonton, AB

No condo fees ! This 3+2 bedroom Half Duplex is nestled in a quiet, mature, tree-lined neighborhood, showcasing true pride of ownership. Recent upgrades include new shingles on both the home and garage (2013), a high-efficiency furnace and hot water tank (2012), and mudjacked sidewalks ensuring proper grading (2014). Additional enhancements like waterproofing and upgraded insulation (2003) add to the home's longevity. The fully finished basement, featuring a separate entrance, includes two spacious bedrooms, a massive family room, laundry, and a bathroom offering great suite potential. This non-smoking, pet-free home also boasts a well-maintained single garage (2008) with a newer door and opener, plus ample parking space. A must-see opportunity!

Built in 1969

### Essential Information

MLS® #	E4427936
Price	\$299,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,049
Acres	0.00
Year Built	1969



Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	12208 87 Street
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2N8

### **Amenities**

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking	RV Parking, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	6
Zoning	Zone 05

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