# \$449,000 - 12237 90 Street, Edmonton

MLS® #E4418393

### \$449,000

3 Bedroom, 2.50 Bathroom, 1,604 sqft Single Family on 0.00 Acres

Delton, Edmonton, AB

### MODERN INFILL with SEPARATE

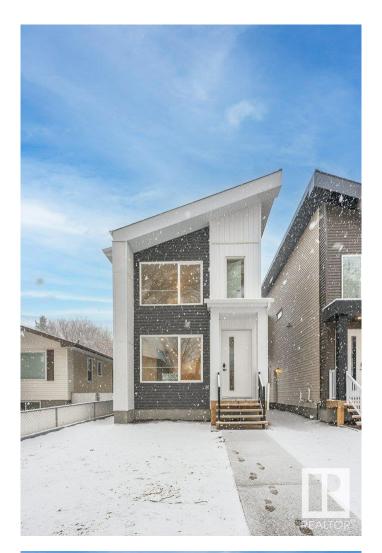
ENTRANCE - Located in the guiet and historic community of Delton with easy access to the yellowhead and downtown, Delton is a mature community with classic homes, wide roads and mature trees. Quiet and safe, Delton is a wonderful place to live, work and invest. This modern infill fits nicely into this community with it's soft tones and gorgeous angles, gorgeous architecture that extends inside the home. On the main floor you have massive windows that flood the home with natural light all day long. High ceilings, modern interiors and quality finishes only add to the desirability of this home. Upstairs there is a massive owners suite with a gorgeous ensuite and generous walk-in. There are two additional bedrooms, both generous in size with large windows. Looking for additional revenue? Well this home has a separate entrance with the opportunity to develop a legal suite, perfect for offsetting the mortgage or simply generating additional income.

Built in 2024

### **Essential Information**

MLS® # E4418393 Price \$449,000

Bedrooms 3





Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 1,604 Acres 0.00 Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 12237 90 Street

Area Edmonton

Subdivision Delton

City Edmonton
County ALBERTA

Province AB

Postal Code T5B 3Z4

# **Amenities**

Amenities See Remarks
Parking No Garage

### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Level Land, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed January 17th, 2025

Days on Market 104

Zoning Zone 05



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Listing information last updated on May 1st, 2025 at 6:47pm MDT