

\$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 3
Zoning Zone 05

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