

## \$449,999 - 12235 90 St, Edmonton

MLS® #E4421157

### \$449,999

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

Delton, Edmonton, AB

READY to MOVE-IN, NEWLY Built, Modern INFILL with SEPARATE ENTRANCE to the Basement. This 2 Storey offers 3 Bedroom and 2.5 bath, located in the quiet community of Delton. Delton is a mature community with wide roads, mature trees and with easy access to the Yellowhead and Downtown. This modern infill fits nicely into this community with it's soft tones, 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 walk-in closet. There are two additional bedrooms, both generous in size with sharing full bath. Looking for additional revenue? Well this home has a separate entrance with the opportunity to develop a legal suite for generating additional income. Choose your own Appliances, Credit offered by seller. Come check it, Call it HOME.



Built in 2024

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4421157  |
| Price    | \$449,999 |
| 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     | 12235 90 St |
| Area        | Edmonton    |
| Subdivision | Delton      |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T5B 3Z4     |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| 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, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

Roof Vinyl Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed February 11th, 2025  
Days on Market 75  
Zoning Zone 05



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