

\$1,345,900 - 12224 88 Street, Edmonton

MLS® #E4432962

\$1,345,900

10 Bedroom, 8.00 Bathroom, 3,544 sqft
Single Family on 0.00 Acres

Delton, Edmonton, AB

Investor Alert! Incredible opportunity in Delton—a well-established neighborhood in north-central Edmonton. This exceptional side-by-side duplex features 2 fully legal units and 2 nearly legal basement suites (99% complete), offering a total of 12 bedrooms and 8 bathrooms (Two 4 bedroom/3 bath units and two 2 bedroom/1 bath units). Boasting 9â€™™ ceilings and a detached double garage, this property is ideal for savvy investors seeking strong rental income. Located minutes from NAIT, Grant MacEwan University, and downtown, itâ€™™s a prime location for students and professionals. With spacious layouts, modern finishes, and high demand, this cash-flowing property wonâ€™™t last long! Current proforma: Total Income: \$89,400 Expenses: \$35,000 Net Income: \$54,400 Cap: 4.0 Potential proforma as of August 2025: Total Income: \$103,200 Total Expenses: \$35,000 Net Income: \$68,200 Cap: 5.0

Built in 2013

Essential Information

MLS® #	E4432962
Price	\$1,345,900
Bedrooms	10
Bathrooms	8.00
Full Baths	8



Square Footage	3,544
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	Active

Community Information

Address	12224 88 Street
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3S8

Amenities

Amenities	On Street Parking, Closet Organizers, Deck, Detectors Smoke, 9 ft. Basement Ceiling
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed April 25th, 2025

Days on Market 2

Zoning Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 27th, 2025 at 2:32pm MDT