

## \$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

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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	67
Zoning	Zone 05



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