

## \$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 quiet 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	92
Zoning	Zone 05



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