

\$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	38
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 October 16th, 2025 at 3:17am MDT