

## \$739,900 - 12339 89 Street, Edmonton

MLS® #E4461990

**\$739,900**

4 Bedroom, 2.00 Bathroom, 1,200 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Welcome to this opportunity-packed 1953-built bungalow in Delton, original character & modern potential! Main floor has 2beds, full bath w/ jacuzzi tub, a bright dining area w/ large windows, & a cozy living room w/ fireplace. Well-planned, tucked-in kitchen is filled w/ natural light creating an inviting atmosphere. SEPARATE ENTRANCE leads to a fully developed basement w/ second kitchen, 2beds, full bathroom, & dual furnaces, offering legal suite potential. Private backyard w/ a deck, pond & mature trees. Sitting on a large RF3-ZONED LOT, this property offers the potential for future subdivision into 3lots â€“ ideal for infill development / duplexes, single-family homes, or small multi-family builds. ADDITIONAL FEATURES include: 2x6 construction, large concrete parking pad for vehicles or RV parking with extra electrical outlets. This property checks all the boxes for a first-time homebuyer, investor, or developers. Great location close to schools, transit, shopping, and downtown access.

Built in 1953

### Essential Information

MLS® #	E4461990
Price	\$739,900
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	12339 89 Street
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3W8

### Amenities

Amenities	Deck, Exterior Walls- 2"x6", Parking-Extra, Parking-Plug-Ins, Natural Gas BBQ Hookup
Parking	Double Garage Detached, Heated, Insulated, Parking Pad Cement/Paved, RV Parking, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools,

	Shopping Nearby, Subdividable Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 14th, 2025
Days on Market	1
Zoning	Zone 05

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