

## \$320,000 - 12414 88 Street, Edmonton

MLS® #E4461723

**\$320,000**

2 Bedroom, 1.50 Bathroom, 1,023 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Investor Alert!!! This 2 bedroom and 2 bathroom bungalow sits on a massive 50 x 150 ft lot. Zoned RS, the property and lot size allows for redevelopment potential including multi-unit housing. Located on a quiet, tree-lined street, yet close to Yellowhead Trail, NAIT, Kingsway Mall, Royal Alexandra Hospital and downtown. Whether you're a developer, savvy investor, or homeowner looking for space to grow, this oversized lot is a rare find in a central Edmonton neighborhood poised for continued growth.

Built in 1950

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461723               |
| Price          | \$320,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,023                  |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12414 88 Street |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3T2         |

## Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | On Street Parking, Hot Water Natural Gas, Walk-up Basement |
| Parking   | Single Garage Detached                                     |

## Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | Appliances Negotiable     |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

## Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                 |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Landscaped, Picnic Area, Playground Nearby, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Stucco, Vinyl                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 42                 |
| 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 November 20th, 2025 at 9:32pm MST