

# \$1,345,900 - 12224 88 Street, Edmonton

MLS® #E4432962

**\$1,345,900**

10 Bedroom, 8.00 Bathroom, 3,544 sqft  
Single Family on 0.00 Acres

Delton, Edmonton, AB

Investor Alert! Incredible opportunity in Delton—a well-established neighborhood in north-central Edmonton. This exceptional side-by-side duplex features 2 fully legal units and 2 nearly legal basement suites (99% complete), offering a total of 12 bedrooms and 8 bathrooms (Two 4 bedroom/3 bath units and two 2 bedroom/1 bath units). Boasting 9â€™™ ceilings and a detached double garage, this property is ideal for savvy investors seeking strong rental income. Located minutes from NAIT, Grant MacEwan University, and downtown, itâ€™™s a prime location for students and professionals. With spacious layouts, modern finishes, and high demand, this cash-flowing property wonâ€™™t last long! Current proforma: Total Income: \$85,500 Expenses: \$ \$28,779.25 Net Income: \$56,720 Cap: 4.2 Potential proforma as of August 2025: Total Income: \$103,200 Total Expenses: \$35,000 Net Income: \$68,200 Cap: 5.0

Built in 2013

## Essential Information

MLS® #	E4432962
Price	\$1,345,900
Bedrooms	10
Bathrooms	8.00
Full Baths	8



Square Footage	3,544
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	Active

### Community Information

Address	12224 88 Street
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3S8

### Amenities

Amenities	On Street Parking, Closet Organizers, Deck, Detectors Smoke, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 25th, 2025

Days on Market 3

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 April 28th, 2025 at 1:02am MDT