

## \$350,000 - 12304 88 Street, Edmonton

MLS® #E4441585

**\$350,000**

4 Bedroom, 2.00 Bathroom, 982 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

ATTENTION DEVELOPERS! RARE CORNER LOT! 50 X 150 (approx) RF3 Zoned and across from Delton Park! This home with some work could be a great holding property as there is a second kitchen and separate entrance to the basement but selling for land value as it's an incredible development opportunity! Possibility to build a 4 Plex with 4 basement suites and garage suites- based on city approval. Amazing Delton location-Multiple newer developments already built and coming up in the area already, including right across the street and kiddie corner to this property! SO MUCH POTENTIAL AND RARE OPPORTUNITY WONT LAST!

Built in 1945

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4441585               |
| Price          | \$350,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 982                    |
| Acres          | 0.00                   |
| Year Built     | 1945                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12304 88 Street |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3S9         |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Walk-up Basement, See Remarks, Infill Property |
| Parking   | Double Garage Detached                                                  |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Suite    | Yes                       |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                     |
| Exterior Features | Back Lane, Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, See Remarks |
| Lot Description   | taken from Geojet                                                                                                                |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Stucco                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 05         |

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Listing information last updated on June 16th, 2025 at 2:17pm MDT