

## \$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	7
Zoning	Zone 05

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