

## \$358,000 - 12414 88 Street, Edmonton

MLS® #E4461723

**\$358,000**

2 Bedroom, 1.50 Bathroom, 1,023 sqft

Single Family on 0.00 Acres

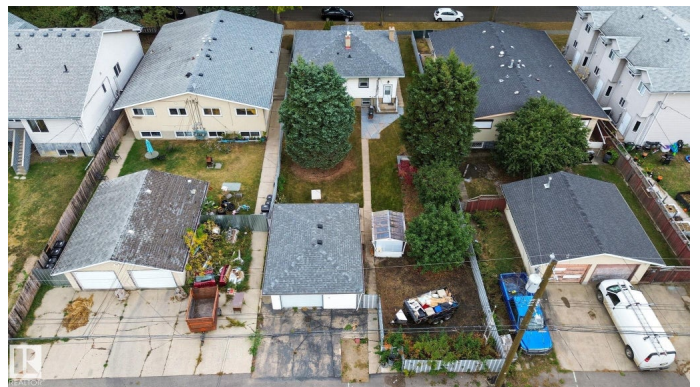
Delton, Edmonton, AB

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	\$358,000
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	3
Zoning	Zone 05

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Listing information last updated on October 13th, 2025 at 4:32am MDT