

## \$325,000 - 12211 91 Street, Edmonton

MLS® #E4456757

**\$325,000**

4 Bedroom, 2.50 Bathroom, 1,006 sqft

Condo / Townhouse on 0.00 Acres

Delton, Edmonton, AB

NO CONDO FEE. This half-duplex is sitting in the developed neighbourhood of Delton. Features hardwood floors, quartz countertop & stainless steel appliance. A separate entrance is leading to fully finished basement with second kitchen in-law suite. Just ten minute drive from downtown, NAIT, and easy access to Yellowhead Trail, it's a great location for a young family or college students and first time home owner.

Built in 2013

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4456757          |
| Price          | \$325,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,006             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information



|             |                 |
|-------------|-----------------|
| Address     | 12211 91 Street |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 4C4         |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Single Garage Detached          |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 3                   |
| Zoning         | Zone 05             |

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Listing information last updated on September 11th, 2025 at 1:48pm MDT