

## \$345,000 - 12211 91 Street, Edmonton

MLS® #E4440198

**\$345,000**

3 Bedroom, 2.50 Bathroom, 1,006 sqft

Condo / Townhouse on 0.00 Acres

Delton, Edmonton, AB

NO CONDO FEES. 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® #	E4440198
Price	\$345,000
Bedrooms	3
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, See Remarks
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, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	8
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 June 13th, 2025 at 12:17am MDT