

## \$324,900 - 12411 89 Street, Edmonton

MLS® #E4457043

### \$324,900

4 Bedroom, 2.00 Bathroom, 1,141 sqft  
Single Family on 0.00 Acres

Delton, Edmonton, AB

1140 sq ft . Four bedroom bungalow on a large full size lot close to Delton School (K - grade 6), 2 blocks from bus with direct connection to NAIT and LRT, upgraded shingles, newer boiler (Hot Water Heating System), comes with a detached double garage and room for RV. 5 appliances and laundry chute. Lots of natural light throughout this home, west facing spacious living room with spectacular sunset no matter the season. Fully fenced and landscaped lot. Lower level layout is ideal for lower level conversion to a secondary 2 bedroom suite with only a low cost air exchanger required for hvac.

Built in 1961

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4457043               |
| Price          | \$324,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,141                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12411 89 Street |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3X1         |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking-Extra          |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

## Interior

|              |                                                                                                                                 |
|--------------|---------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                                                                          |
| Stories      | 2                                                                                                                               |
| Has Basement | Yes                                                                                                                             |
| Basement     | Full, Partially Finished                                                                                                        |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Landscaped |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 7                    |
| Zoning         | Zone 05              |

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Listing information last updated on September 17th, 2025 at 8:47am MDT