

## \$399,900 - 12308 86 Street, Edmonton

MLS® #E4461869

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,054 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

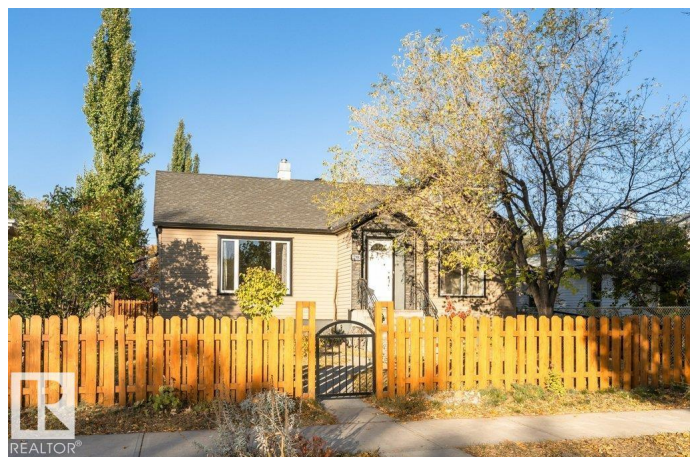
Step into this beautifully preserved 1940s character home that blends vintage charm with thoughtful modern upgrades. From the moment you enter, you're greeted by original wooden doors adorned with sparkling glass doorknobs, coved ceilings, stained glass windows & original hardwood floors echoing the craftsmanship of a bygone era. The modern white kitchen is built around the original cabinet refrigerator which converts into a great wine cabinet. Downstairs, over \$70K in basement renovations have transformed the space into a fully equipped in-law suite. Set on a generous fully fenced 50 x 150 ft lot, the property boasts an oversized single garage, a storage shed, and a spacious deck, perfect for entertaining. A cozy firepit invites evening gatherings, while beautiful perennials bloom throughout the landscaped yard, adding color and charm in every season. This home is a rare gem—where vintage elegance meets modern functionality. Too many upgrades to mention. A commuters dream location to the DT core.

Built in 1945

### Essential Information

MLS® # E4461869

Price \$399,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,054                  |
| Acres          | 0.00                   |
| Year Built     | 1945                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12308 86 Street |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3L2         |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Deck, Fire Pit, Front Porch                    |
| Parking   | Over Sized, RV Parking, Single Garage Detached |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                       |
| Appliances        | Dryer, Hood Fan, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                              |
| Fireplace         | Yes                                                                                    |
| Fireplaces        | Insert                                                                                 |
| Stories           | 2                                                                                      |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Finished                                                                         |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                          |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 05            |

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Listing information last updated on October 14th, 2025 at 9:17pm MDT