

## \$739,900 - 12339 89 Street, Edmonton

MLS® #E4461990

**\$739,900**

4 Bedroom, 2.00 Bathroom, 1,200 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Welcome to this opportunity-packed 1953-built bungalow in Delton, original character & modern potential! Main floor has 2beds, full bath w/ jacuzzi tub, a bright dining area w/ large windows, & a cozy living room w/ fireplace. Well-planned, tucked-in kitchen is filled w/ natural light creating an inviting atmosphere. SEPARATE ENTRANCE leads to a fully developed basement w/ second kitchen, 2beds, full bathroom, & dual furnaces, offering legal suite potential. Private backyard w/ a deck, pond & mature trees. Sitting on a large RF3-ZONED LOT, this property offers the potential for future subdivision into 3lots â€“ ideal for infill development / duplexes, single-family homes, or small multi-family builds. ADDITIONAL FEATURES include: 2x6 construction, large concrete parking pad for vehicles or RV parking with extra electrical outlets. This property checks all the boxes for a first-time homebuyer, investor, or developers. Great location close to schools, transit, shopping, and downtown access.

Built in 1953

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4461990  |
| Price    | \$739,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,200                  |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12339 89 Street |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3W8         |

### Amenities

|           |                                                                                              |
|-----------|----------------------------------------------------------------------------------------------|
| Amenities | Deck, Exterior Walls- 2"x6", Parking-Extra, Parking-Plug-Ins, Natural Gas BBQ Hookup         |
| Parking   | Double Garage Detached, Heated, Insulated, Parking Pad Cement/Paved, RV Parking, See Remarks |

### Interior

|              |                                                                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-2, Natural Gas                                                                                                                            |
| Fireplace    | Yes                                                                                                                                                  |
| Fireplaces   | See Remarks                                                                                                                                          |
| Stories      | 2                                                                                                                                                    |
| Has Basement | Yes                                                                                                                                                  |
| Basement     | Full, Finished                                                                                                                                       |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                        |
| Exterior Features | Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, |

|              |                                   |
|--------------|-----------------------------------|
|              | Shopping Nearby, Subdividable Lot |
| Roof         | Asphalt Shingles                  |
| Construction | Wood, Vinyl                       |
| Foundation   | Concrete Perimeter                |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 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 October 22nd, 2025 at 9:02am MDT