

\$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	22
Zoning	Zone 05

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