# \$599,900 - 12309 91 Street, Edmonton

MLS® #E4450427

### \$599,900

6 Bedroom, 4.00 Bathroom, 1,507 sqft Single Family on 0.00 Acres

Delton, Edmonton, AB

Under construction in the vibrant community of Delton, this brand-new duplex by R&M Homes is scheduled for possession in late Fall 2025 and is currently at the rough-in stage. Both sides of the duplex are available for purchase, each offering approximately 1,507 sq ft across the upper two levels. Designed with functionality and income potential in mind, this home includes a 2-bedroom legal basement suiteâ€"ideal for rental income or multi-generational living. The property will feature high-quality finishings throughout, including luxury vinyl plank flooring, ceramic tile, upgraded lighting fixtures, stainless steel appliances, quartz countertops, and 9-foot ceilings on all levels. Additional highlights include a spacious rear deck and a double detached garage. Please note that the photos provided are of a recently completed home with a similar floor plan. This is a fantastic opportunity to own a thoughtfully designed, income-generating home in a growing neighborhood.

Built in 2025

# **Essential Information**

MLS® # E4450427 Price \$599,900

Bedrooms 6







Bathrooms 4.00

Full Baths 4

Square Footage 1,507 Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 12309 91 Street

Area Edmonton

Subdivision Delton

City Edmonton
County ALBERTA

Province AB

Postal Code T5B 4C6

## **Amenities**

Amenities Ceiling 9 ft., Closet Organizers, Deck, Vinyl Windows, Infill Property,

Natural Gas BBQ Hookup, 9 ft. Basement Ceiling

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,

Stove-Electric, Stove-Gas, Washer, Refrigerators-Two, Microwave Hood

Fan-Two

Heating Forced Air-2, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Flat Site, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 28th, 2025

Days on Market 80

Zoning Zone 05

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Listing information last updated on October 16th, 2025 at 2:32pm MDT