

## **\$479,000 - 12125 88 Street, Edmonton**

MLS® #E4453405

**\$479,000**

5 Bedroom, 3.00 Bathroom, 986 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Under construction; act now to customize your finishings! Fantastic investment opportunity in Eastwood! This brand-new three-bedroom half-duplex is located minutes from downtown, NAIT, Kingsway Mall, & the LRT, with easy access to major roadways, schools, & shopping. Main floor to feature a spacious foyer leading into an open-concept living, dining, & kitchen area, as well as 3 bedrooms with the primary suite offering a bright, roomy retreat complete with a private 3-piece ensuite. Basement to include a legal suite with two bedrooms & a 3-piece bath - a perfect mortgage helper or income property. The community of Eastwood is also undergoing revitalization, with infrastructure improvements & excellent connectivity through nearby transit options. Close to the River Valley, recreation centres, & all essential amenities, this location combines convenience with strong future growth potential. Note: Photos & virtual tour are of a recently completed half-duplex by the same builder with similar layout & finishes.

Built in 2025

### **Essential Information**

MLS® # E4453405

Price \$479,000

Bedrooms 5



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 986           |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12125 88 Street |
| Area        | Edmonton        |
| Subdivision | Eastwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3S5         |

### Amenities

|           |                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Smart/Program. Thermostat, Vaulted Ceiling, Infill Property |
| Parking   | Double Garage Detached, Parking Pad Cement/Paved                                                        |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                             |
| Stories           | 2                                                                     |
| Has Suite         | Yes                                                                   |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Finished                                                        |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Stone, Vinyl                                                                                                     |
| Exterior Features | Back Lane, Flat Site, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                |

|              |                             |
|--------------|-----------------------------|
| Construction | Wood, Asphalt, Stone, Vinyl |
| Foundation   | Concrete Perimeter          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 4                 |
| 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 August 20th, 2025 at 7:32am MDT