

## \$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 suite—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 | 41              |
| Zoning         | Zone 05         |

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Listing information last updated on September 7th, 2025 at 1:17am MDT