

# \$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
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Days on Market	5
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Zoning	Zone 05
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Listing information last updated on August 2nd, 2025 at 3:02pm MDT