



## 12320 86 Street Edmonton AB

\$287,000

Discover this gem in Delton, perfect for homeowners or savvy investors! This home boasts numerous updates: Windows (2011), Dishwasher (2012), Dryer (2012), Refrigerator (2013), Furnace (2013), Washer (2014), Hot Water Tank (2013), Plumbing (2019), and a 100 amp electrical service. Both bathrooms have been stylishly renovated! The main floor features a smart layout with 2 bedrooms, a trendy 4-piece bathroom, a spacious living room, and a functional kitchen. The basement, with a separate entrance, includes a second living room, kitchen, 3rd bedroom, and a renovated 3-piece bathroom. Shared laundry and ample storage add convenience. Outside, enjoy an over-sized single garage, updated concrete patio and pathways, plus RV parking. This is your chance to own a move-in-ready home with fantastic income potential. Don't wait!

Listing Presented By:



Originally Listed by:  
Sterling Real Estate

info@bestedmontonrealestate.com  
<http://www.bestedmontonrealestate.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
executive@eliterealestate.ca