

## \$435,000 - 9211 123 Avenue, Edmonton

MLS® #E4442876

**\$435,000**

4 Bedroom, 3.50 Bathroom, 1,992 sqft

Condo / Townhouse on 0.00 Acres

Delton, Edmonton, AB

NO CONDO FEES! Modern, Spacious and packed with upgrades! This 1992 sq.ft. half duplex is located in the heart of Delton! With 4 spacious bedrooms and 3.5 baths, this beauty blends style, space, and smart upgrades. The bright open-concept main floor features a chef's kitchen with granite counters, soft-close cabinets, and an oversized walk-in pantry, flowing into a sunlit dining and living room. Upstairs offers a cozy primary suite with walk-in closet and ensuite, plus 3 generous bedrooms and a full bath. The finished basement adds a huge family room and extra bath—perfect for guests or game nights! Enjoy comfort year-round with hydronic heated garage slab & driveway (\$10K upgrade!) and spray foam insulation for energy efficiency. Nestled on a quiet street just steps from parks, schools & the community hall—this is the dream home you've been waiting for!

Built in 2014

### Essential Information

MLS® #	E4442876
Price	\$435,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,992
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	9211 123 Avenue
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 0R1

### **Amenities**

Amenities	Closet Organizers, Vinyl Windows
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 18th, 2025
-------------	-----------------

Days on Market 85

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 September 11th, 2025 at 8:47pm MDT