

## \$469,900 - 12724 92 Street, Edmonton

MLS® #E4449253

**\$469,900**

5 Bedroom, 2.00 Bathroom, 1,103 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

Fully Renovated Up & Down Duplex â€“ Zoned RF4. Discover this stunning, fully renovated up-and-down duplex â€” perfect for investors or multi-generational living! With separate addresses, private entrances, separate power meters, and two high-efficiency furnaces, this property offers flexibility and value. The upper suite features three spacious bedrooms, a modern full bathroom, a bright living room, and a beautiful brand-new kitchen with a cozy dining nook. Downstairs, the basement suite boasts two large bedrooms, a new kitchen, a stylish bathroom with fresh tile work, and its own furnace and power meter. Other highlights include: New flooring and finishes throughout. Two newer furnaces, two gas meters, one water meter, 20x22 double detached garage. New concrete sidewalk from front to back and to the basement entrance. Located in a mature neighborhood, offering great development or rental potential.

Built in 1960

### Essential Information

MLS® #	E4449253
Price	\$469,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	1,103
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Duplex Up And Down
Style	Raised Bungalow
Status	Active

### Community Information

Address	12724 92 Street
Area	Edmonton
Subdivision	Killarney
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3R2

### Amenities

Amenities	Air Conditioner, Vinyl Windows, See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 22nd, 2025
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Days on Market 5

Zoning Zone 02

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