

## \$499,900 - 12804 & 12806 91 Street, Edmonton

MLS® #E4449526

**\$499,900**

6 Bedroom, 3.00 Bathroom, 2,403 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

TWO legal units on 1 title. This front/back duplex in Killarney totals 2,400 Sq Ft. Each unit is 1,200 Sq Ft and features 3 bedrooms, 1.5 baths, a partially finished basement, private yard space, and half of a double detached garage. Recent upgrades include a newer roof, furnace, hot water tank, some new windows, updated bathrooms & kitchens with stylish tilework. Sitting on a large 50x130 ft lot, the property is within walking distance to schools from K&#12 and offers quick access to downtown, NAIT, and the Royal Alexandra Hospital. Great for an investment property with turn-key cashflow or for buyers looking to live in one side and rent out the other as a mortgage helper.

Built in 1961

### Essential Information

MLS® #	E4449526
Price	\$499,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,403
Acres	0.00
Year Built	1961



Type	Single Family
Sub-Type	Duplex Front and Back
Style	2 Storey
Status	Active

### **Community Information**

Address	12804 & 12806 91 Street
Area	Edmonton
Subdivision	Killarney
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3P3

### **Amenities**

Amenities	Hot Water Natural Gas, No Smoking Home
Parking Spaces	6
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Cross Fenced, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Mee-Yah-Noh School
Middle	Killarney School
High	Queen Elizabeth School

### **Additional Information**

Date Listed July 24th, 2025

Days on Market 2

Zoning Zone 02

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