

## \$524,888 - 12804 & 12806 91 Street, Edmonton

MLS® #E4440080

**\$524,888**

6 Bedroom, 3.00 Bathroom, 2,403 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

FRONT & BACK DUPLEX ON 50X130 LOT OFFERING TURN-KEY CASHFLOW TODAY AND UPSIDE TOMORROW. Totals 2,400 SQFT—each 1,200 SqFt side has 3 bedrooms, 1.5 baths, full basement, private entry, fenced yard and half the double garage plus extra off-street parking. TWO LEGAL UNITS ON ONE TITLE. Big-ticket updates already handled—recent shingles, several new windows, one high-efficiency furnace and fresh tile—so you can focus on income rather than repairs. Located 5 minutes walk to schools (K-12) and only mins to downtown, NAIT, and the Royal Alex. Great option to LIVE IN ONE SIDE and RENT THE OTHER or hold as a TURN-KEY INVESTMENT in a strong rental pocket. Tenants are on month-to-month leases, respectful and would like to stay long-term. Buyer can assume tenants or vacant possession can be given in 90 days.

Built in 1961

### Essential Information

MLS® #	E4440080
Price	\$524,888
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, 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	June 3rd, 2025
Days on Market	13
Zoning	Zone 02

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