

\$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 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 27

Zoning Zone 02

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