

\$574,900 - 12804 & 12806 91 Street, Edmonton

MLS® #E4432381

\$574,900

6 Bedroom, 3.00 Bathroom, 2,403 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

Fantastic Investment Opportunity! This 2,400 SqFt FRONT & BACK DUPLEX is generating \$3,650/month in rent, with tenants paying their own utilities. Each unit features 1,200 SqFt of above-grade living space, 3 bedrooms, 1.5 baths, and a partly finished basement. Each side has its own outdoor yard space and half of the double detached garage. Sitting on a LARGE 50x130 FT LOT, there's no shortage of parking with 6 outdoor stalls, the double garage, and plenty of street parking. Recent upgrades include: new shingles, some new windows, one upgraded furnace, beautiful tiled showers and backsplash. Located just a 5-minute walk to all levels of school (Kâ€“12) and only 10 minutes drive from downtown. Great for investors looking for a turn-key income property with respectful tenants who would love to stay. Also ideal for home buyers looking to live in one side and rent the other as a mortgage helper.

Built in 1961

Essential Information

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|------------|-----------|
| MLS® # | E4432381 |
| Price | \$574,900 |
| 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

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|----------------|--|
| Amenities | Hot Water Natural Gas, No Smoking Home |
| Parking Spaces | 5 |
| 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 |
| Lot Description | 50' x 130' |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

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

Additional Information

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| Date Listed | April 24th, 2025 |
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|----------------|---|
| Days on Market | 7 |
|----------------|---|

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|--------|---------|
| Zoning | Zone 02 |
|--------|---------|

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Listing information last updated on May 1st, 2025 at 9:18am MDT