

\$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

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

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

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

Additional Information

Date Listed	April 24th, 2025
Days on Market	13
Zoning	Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 6th, 2025 at 11:17pm MDT