

# \$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 9

Zoning Zone 02

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Listing information last updated on August 2nd, 2025 at 8:47pm MDT