

## \$565,000 - 12804 & 12806 91 Street, Edmonton

MLS® #E4432381

**\$565,000**

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 offer turn-key CASHFLOW with respectful tenants who would like to stay. 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 or home buyers looking to live in one side and rent the other as a mortgage helper.

Built in 1961

### Essential Information

MLS® #	E4432381
Price	\$565,000
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	31
Zoning	Zone 02

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