

\$524,888 - 12804 & 12806 91 Street, Edmonton

MLS® #E4440080

\$524,888

6 Bedroom, 3.00 Bathroom, 2,403 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

FRONT & BACK DUPLEX ON 50X130 LOT OFFERING TURN-KEY CASHFLOW TODAY AND UPSIDE TOMORROW. Totals 2,400 SQFT—each 1,200 SqFt side has 3 bedrooms, 1.5 baths, full basement, private entry, fenced yard and half the double garage plus extra off-street parking. TWO LEGAL UNITS ON ONE TITLE. Big-ticket updates already handled—recent shingles, several new windows, one high-efficiency furnace and fresh tile—so you can focus on income rather than repairs. Located 5 minutes walk to schools (K-12) and only mins to downtown, NAIT, and the Royal Alex. Great option to LIVE IN ONE SIDE and RENT THE OTHER or hold as a TURN-KEY INVESTMENT in a strong rental pocket. Tenants are on month-to-month leases, respectful and would like to stay long-term. Buyer can assume tenants or vacant possession can be given in 90 days.

Built in 1961

Essential Information

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|------------|-----------|
| MLS® # | E4440080 |
| Price | \$524,888 |
| 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 | 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, 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

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

Additional Information

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|-------------|----------------|
| Date Listed | June 3rd, 2025 |
|-------------|----------------|

| | |
|----------------|----|
| Days on Market | 15 |
|----------------|----|

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

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Listing information last updated on June 18th, 2025 at 9:02am MDT