

## \$389,900 - 12912 87 Street, Edmonton

MLS® #E4442233

**\$389,900**

6 Bedroom, 2.00 Bathroom, 1,043 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

A golden opportunity to own a bungalow of a big lot of about 7,300 sq ft with a legal basement suite with permits from the City of Edmonton. this is an investment/income property with a double detached garage and a separate entrance at the back to the basement for complete privacy. The current rent is \$2,400 per month for both suites with a potential to increase. Both upper and lower floors have three bedrooms, a fully equipped kitchen, a separate laundry room, a bath room, a decent living room and a dining room. The property has been insulated from top to bottom for enhanced noise suppression between the tenants. The front yard and back yard are fully fenced and landscaped with a tree house installed for fun in summer. The thoughtful layout the backyard allows both upper and lower tenants to separately enjoy the backyard environment. Close to all amenities such as schools, parks and Yellowhead Trail.

Built in 1958

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442233  |
| Price      | \$389,900 |
| Bedrooms   | 6         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,043                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12912 87 Street |
| Area        | Edmonton        |
| Subdivision | Killarney       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 3E1         |

### Amenities

|           |                         |
|-----------|-------------------------|
| Amenities | On Street Parking, Deck |
| Parking   | Double Garage Detached  |

### Interior

|              |                                                                                                                                   |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-2, Natural Gas                                                                                                         |
| Stories      | 2                                                                                                                                 |
| Has Suite    | Yes                                                                                                                               |
| Has Basement | Yes                                                                                                                               |
| Basement     | Full, Finished                                                                                                                    |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                       |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Stucco, Vinyl                                                                       |
| Foundation        | Concrete Perimeter                                                                        |

### Additional Information

Date Listed June 13th, 2025

Days on Market 3

Zoning Zone 02

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Listing information last updated on June 16th, 2025 at 4:32am MDT