

\$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. CAP RATE IS ABOVE EDMONTON MARKET AVERAGE.

Built in 1961

Essential Information

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

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

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

Additional Information

Date Listed	June 3rd, 2025
Days on Market	4
Zoning	Zone 02

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Listing information last updated on June 7th, 2025 at 7:02am MDT