

## **\$613,800 - 12247 12249 91 Street, Edmonton**

MLS® #E4453941

**\$613,800**

8 Bedroom, 6.00 Bathroom, 3,389 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Perfect for large family or investor! Side by Side 2 storey Duplex! Each side features 1695 sqft/5 bedrooms/3 bathrooms/kitchen/living room/family room/bonus room & Unit 12249 has 2 kitchens. Both duplex feature large & bright living rm w Bay window/fireplace/hardwood flooring/kitchen w upgraded cabinets. Gorgeous staircase to upper level offers 3 large bedrooms/a loft & a full bathroom. Master bedroom w large closet/patio door walk out to Large balcony. Laminate floorings throughout all bedrooms. Great potential to convert it to a fourplex as both sides have SEPARATE ENTRANCE to Fully finished basement c/w a large bedroom/4pc bathroom/family rm/laundry & utility rm. Unit 12247 kitchen & bathroom have quartz counter. Back lane to a double garage & large fenced back yard. Easy access to schools/NAIT/Downtown/Kingsway mall/Yellowhead Trail & all amenities. Quick poss avail. Don't miss out this Great Opportunity! Live i one side & rent the other side or rent out both sides & get excellent cash flow!

Built in 1978

### **Essential Information**

MLS® # E4453941

Price \$613,800



Bedrooms	8
Bathrooms	6.00
Full Baths	6
Square Footage	3,389
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	Active

### Community Information

Address	12247 12249 91 Street
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4C4

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### School Information

Elementary	Eastwood, Parkdale Elem
Middle	Spruce Ave, Killarney Juni
High	Queen Elizabeth High

### Additional Information

Date Listed	August 20th, 2025
Days on Market	1
Zoning	Zone 05

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