

## **\$375,000 - 12715 / 12717 93 Street, Edmonton**

MLS® #E4438491

**\$375,000**

5 Bedroom, 2.00 Bathroom, 1,034 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

Investor alert! This well-maintained raised bungalow with a legal basement suite and separate address is an excellent opportunity for generating steady rental income. The main floor features 3 good-sized bedrooms, a full bath, and bright living and dining areas that offer plenty of space. Downstairs, the basement suite has its own private entrance. Featuring a spacious living room, dining area, kitchen, 3 piece bath, PLUS 2 more bedrooms, and shared laundry. A double detached garage at the back adds even more value. Enormous fenced lot with rear alley access. Located in a quiet, safe neighborhood with easy access to schools, public transit, and amenities. Whether you're an investor looking to grow your portfolio or a homeowner seeking help with the mortgage, this up-down duplex offers flexibility, income potential, and long-term value. ALSO NEWER shingles, furnace and hot water tank.

Built in 1961

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4438491  |
| Price      | \$375,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,034                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 12715 / 12717 93 Street |
| Area        | Edmonton                |
| Subdivision | Killarney               |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5E 3S9                 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Suite    | Yes   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 25th, 2025 |
| Days on Market | 12             |

Zoning

Zone 02

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Listing information last updated on June 6th, 2025 at 12:47am MDT