

**\$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 | 3              |
| Zoning         | Zone 02        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 6th, 2025 at 8:32pm MDT