\$349,900 - 12711 90 Street, Edmonton

MLS® #E4442349

\$349,900

4 Bedroom, 2.00 Bathroom, 926 sqft Single Family on 0.00 Acres

Killarney, Edmonton, AB

Looking for an INVESTMENT or a MORTGAGE HELPER that actually CASH FLOWS under \$350K? This LEGAL SUITED BUNGALOW is ready for action and full of potential. Whether you're starting out or growing your portfolio, this is a SMART MOVE. Each Unit has its OWN ENTRANCE, LAUNDRY, and FULL KITCHENâ€"including DISHWASHERS and all the major appliances. The PRIMARY BEDROOM upstairs is HUGE and opens right onto the BACK DECK. Downstairs has been UPDATED with fresh finishes and a layout that makes sense. There's a DOUBLE PARKING PAD in the back plus street parking out front. HALF THE WINDOWS are already upgraded and it's available for QUICK POSSESSION. Live in one, rent the otherâ€"or rent both. Either way, this place WORKS.

Built in 1962

Essential Information

MLS® # E4442349

Price \$349,900

Bedrooms 4

Bathrooms 2.00

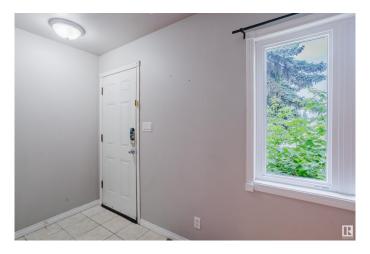
Full Baths 2

Square Footage 926

Acres 0.00







Year Built 1962

Type Single Family

Sub-Type Half Duplex

Style Bungalow

Status Active

Community Information

Address 12711 90 Street

Area Edmonton
Subdivision Killarney
City Edmonton
County ALBERTA

Province AB

Postal Code T5E 3L5

Amenities

Amenities On Street Parking, Deck

Parking 2 Outdoor Stalls, Rear Drive Access

Interior

Appliances Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two,

Stoves-Two, Washers-Two, Dishwasher-Two

Heating Baseboard, Forced Air-1, Electric, Natural Gas

Stories 2 Has Suite Yes

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stucco

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed June 13th, 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 16th, 2025 at 6:32am MDT