

## **\$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	21

## Zoning

## Zone 02

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