

# \$310,000 - 12710 85 Street, Edmonton

MLS® #E4452170

**\$310,000**

3 Bedroom, 2.00 Bathroom, 1,012 sqft  
Single Family on 0.00 Acres

Killarney, Edmonton, AB

Investor Alert – Half Duplex with Basement Suite Potential! This half duplex with 2000 sq ft of living space offers a prime central location with quick access to the Yellowhead Freeway and just minutes from NAIT, Kingsway Mall and Royal Alexandra Hospital, perfect for investors or buyers seeking a versatile property. The main floor features 2 bedrooms, a full bath, and a bright, functional living space. The finished basement (ceiling not completed) includes a separate side entrance, a third bedroom, full bath, and ample space for a future basement suite. Back room on main floor could serve as an additional laundry room, office, or 4th bedroom. Enjoy year-round comfort with central A/C, and envision the possibilities with room to add a detached garage. The mature, landscaped yard offers privacy, while the insulated large shed doubles as a workshop—ideal for hobbies or extra storage.

Built in 1962

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452170  |
| Price      | \$310,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

|                |               |
|----------------|---------------|
| Square Footage | 1,012         |
| Acres          | 0.00          |
| Year Built     | 1962          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12710 85 Street |
| Area        | Edmonton        |
| Subdivision | Killarney       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 2Y7         |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck |
| Parking   | Parking Pad Cement/Paved                 |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                  |
| Stories      | 2                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | Full, Partially Finished                                                                   |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                   |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Stucco                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                             |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 9th, 2025 |
|-------------|------------------|

Days on Market 14

Zoning Zone 02

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Listing information last updated on August 22nd, 2025 at 11:17pm MDT