

\$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 | 22 |

Zoning

Zone 02

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Listing information last updated on June 16th, 2025 at 7:17am MDT