

## \$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 KITCHEN—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 other—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

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