

## \$389,900 - 12912 87 Street, Edmonton

MLS® #E4442233

**\$389,900**

6 Bedroom, 2.00 Bathroom, 1,043 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

A golden opportunity to own a bungalow of a big lot of about 7,300 sq ft with a legal basement suite with permits from the City of Edmonton. this is an investment/income property with a double detached garage and a separate entrance at the back to the basement for complete privacy. The current rent is \$2,400 per month for both suites with a potential to increase. Both upper and lower floors have three bedrooms, a fully equipped kitchen, a separate laundry room, a bath room, a decent living room and a dining room. The property has been insulated from top to bottom for enhanced noise suppression between the tenants. The front yard and back yard are fully fenced and landscaped with a tree house installed for fun in summer. The thoughtful layout the backyard allows both upper and lower tenants to separately enjoy the backyard environment. Close to all amenities such as schools, parks and Yellowhead Trail.

Built in 1958

### Essential Information

MLS® #	E4442233
Price	\$389,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2



Square Footage	1,043
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12912 87 Street
Area	Edmonton
Subdivision	Killarney
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3E1

### Amenities

Amenities	On Street Parking, Deck
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 13th, 2025

Days on Market 2

Zoning Zone 02

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