

## \$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 | 2               |
| Zoning         | Zone 02         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 14th, 2025 at 11:32pm MDT