

## **\$475,000 - 12707 & 12709 92 Street, Edmonton**

MLS® #E4463953

**\$475,000**

7 Bedroom, 2.50 Bathroom, 1,388 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

7 Bedrooms, 4 up and 3 down! This up down duplex has numerous upgrades over the years and also many recent updates. The home features two kitchens and a separate entry. It has been converted back to a single family home, but potential for someone to install a couple interior doors to convert it back to two separate living units. 2 high efficiency furnaces, 2 electric meters and 2 hot water tanks. Upgrades include: modern white kitchen w/ quartz counters and stainless steel appliances, luxury vinyl plank flooring throughout plus pot lighting up and down, shingles (2024). Basement has a separate front entrance, 3 more bedrooms and kitchen with S/S appliances. The three bathrooms have been updated as well. The common area laundry has 2 washers and 2 dryers. The garage is oversized has a dividing wall garage with two doors and 2 separate man doors, so more potential income to rent half your garage. Back entrance of home has 2 entrances too. Excellent potential for a rental or a home for a large family.

Built in 1958

### **Essential Information**

MLS® # E4463953

Price \$475,000



|                |                    |
|----------------|--------------------|
| Lease Rate     | \$15               |
| Bedrooms       | 7                  |
| Bathrooms      | 2.50               |
| Full Baths     | 2                  |
| Half Baths     | 1                  |
| Square Footage | 1,388              |
| Acres          | 0.00               |
| Year Built     | 1958               |
| Type           | Single Family      |
| Sub-Type       | Duplex Up And Down |
| Style          | Raised Bungalow    |
| Status         | Active             |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 12707 & 12709 92 Street |
| Area        | Edmonton                |
| Subdivision | Killarney               |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5E 3R3                 |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck                               |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|              |                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------|
| Appliances   | Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-2, Natural Gas                                                                         |
| Stories      | 2                                                                                                 |
| Has Suite    | Yes                                                                                               |
| Has Basement | Yes                                                                                               |
| Basement     | Full, Finished                                                                                    |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                          |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 02            |

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