# \$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 KITCHENâ€"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 otherâ€"or rent both. Either way, this place WORKS.

Built in 1962

## **Essential Information**

MLS® # E4442349

Price \$349,900

Bedrooms 4

Bathrooms 2.00

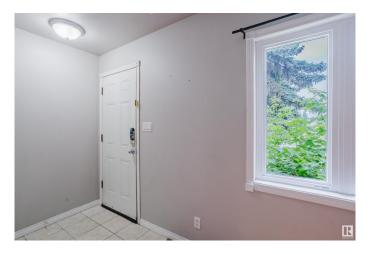
Full Baths 2

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

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