# \$349,900 - 12711 90 Street, Edmonton

MLS® #E4442349

## \$349,900

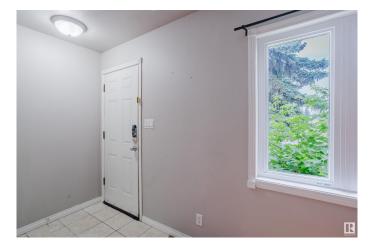
4 Bedroom, 2.00 Bathroom, 926 sqft Single Family on 0.00 Acres

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
Туре	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 15th, 2025 at 12:02am MDT