

## \$449,999 - 12708 83 Street, Edmonton

MLS® #E4433240

**\$449,999**

5 Bedroom, 2.00 Bathroom, 1,183 sqft  
Single Family on 0.00 Acres

Killarney, Edmonton, AB

This well-maintained up/down duplex is ideally located near shopping, public transit, and schools. It includes two high-efficiency furnaces, separate laundry areas, and two kitchens. Both units feature bright layouts with large windows that let in plenty of natural light. The upper unit offers 3 bedrooms, a full bathroom, and a spacious living room, dining area, and kitchen. The fully finished basement includes 2 bedrooms, a bathroom, and an open-concept living room and kitchen. Additional features include ample storage, a large backyard with a concrete patio, garden space, and double detached garage. Situated on a generous 45' x 150' lot, this property is a great opportunity for first-time buyers or investors."

Built in 1969

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433240  |
| Price          | \$449,999 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,183     |
| Acres          | 0.00      |
| Year Built     | 1969      |



|          |                    |
|----------|--------------------|
| Type     | Single Family      |
| Sub-Type | Duplex Up And Down |
| Style    | Raised Bungalow    |
| Status   | Active             |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12708 83 Street |
| Area        | Edmonton        |
| Subdivision | Killarney       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 2V8         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Patio  |
| Parking   | Double Garage Detached, Over Sized, RV Parking |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 02          |

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