

## **\$349,000 - 12716 12718 94 Street, Edmonton**

MLS® #E4462662

### **\$349,000**

4 Bedroom, 2.00 Bathroom, 811 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

**INVESTOR ALERT!** A turnkey, cash-flowing asset in the mature neighbourhood of Killarney, located in North Edmonton. This up/down duplex is fully tenanted, generating approximately \$2700/month in combined rent for immediate income. The property features 4 total bedrooms and 2 full bathrooms, with a functional 2-bed/1-bath layout on each level. The basement suite has its own separate walk-up entrance, ensuring privacy and tenant appeal. A major highlight is the presence of TWO separate furnaces, allowing for independent heating controls and simplified utility management. Situated on a large 500 sq meter lot with back-alley access, the property also includes a double detached garage and a massive rear parking pad. With exceptional proximity to NAIT, the Royal Alexandra Hospital, and major transit corridors like 97 St and Yellowhead Trail, this property is a landlord's dream with a constant pool of potential tenants. Don't miss this prime opportunity to add a high-performing rental to your portfolio!

Built in 1942

### **Essential Information**

MLS® # E4462662

Price \$349,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 811                    |
| Acres          | 0.00                   |
| Year Built     | 1942                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 12716 12718 94 Street |
| Area        | Edmonton              |
| Subdivision | Killarney             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5E 3V5               |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### **Interior**

|              |                                              |
|--------------|----------------------------------------------|
| Appliances   | Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Forced Air-2, Natural Gas      |
| Stories      | 2                                            |
| Has Suite    | Yes                                          |
| Has Basement | Yes                                          |
| Basement     | Full, Finished                               |

### **Exterior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                 |
| Exterior Features | Back Lane, Flat Site, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stucco                                                 |
| Foundation        | Concrete Perimeter                                           |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Mee-Yah-Noh School     |
| Middle     | Killarney School       |
| High       | Queen Elizabeth School |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 24                 |
| Zoning         | Zone 02            |

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