

\$375,000 - 12715 / 12717 93 Street, Edmonton

MLS® #E4438491

\$375,000

5 Bedroom, 2.00 Bathroom, 1,034 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

Investor alert! This well-maintained raised bungalow with a legal basement suite and separate address is an excellent opportunity for generating steady rental income. The main floor features 3 good-sized bedrooms, a full bath, and bright living and dining areas that offer plenty of space. Downstairs, the basement suite has its own private entrance. Featuring a spacious living room, dining area, kitchen, 3 piece bath, PLUS 2 more bedrooms, and shared laundry. A double detached garage at the back adds even more value. Enormous fenced lot with rear alley access. Located in a quiet, safe neighborhood with easy access to schools, public transit, and amenities. Whether you're an investor looking to grow your portfolio or a homeowner seeking help with the mortgage, this up-down duplex offers flexibility, income potential, and long-term value. ALSO NEWER shingles, furnace and hot water tank.

Built in 1961

Essential Information

MLS® #	E4438491
Price	\$375,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	1,034
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12715 / 12717 93 Street
Area	Edmonton
Subdivision	Killarney
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3S9

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 25th, 2025
Days on Market	23

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 17th, 2025 at 9:02pm MDT