

\$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	10
Zoning	Zone 02

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