

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

MLS® #E4462662

**\$349,000**

4 Bedroom, 2.00 Bathroom, 811 sqft  
Single Family on 0.00 Acres

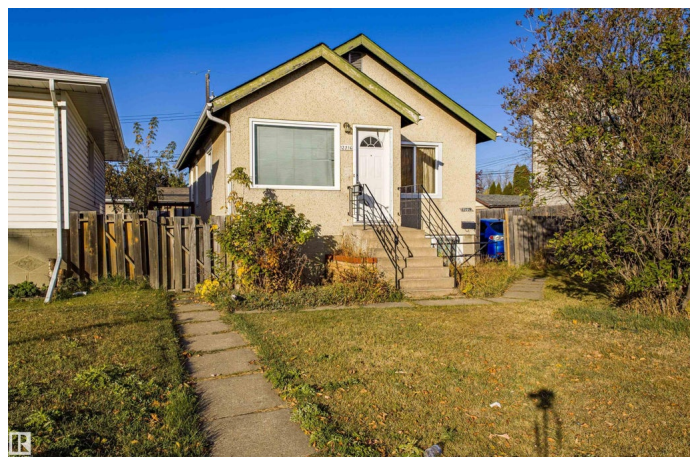
Killarney, Edmonton, AB

**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	21
Zoning	Zone 02

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Listing information last updated on November 7th, 2025 at 1:17pm MST