

\$359,000 - 12716 12718 94 St Nw, Edmonton

MLS® #E4462662

\$359,000

4 Bedroom, 2.00 Bathroom, 811 sqft
Single Family on 0.12 Acres

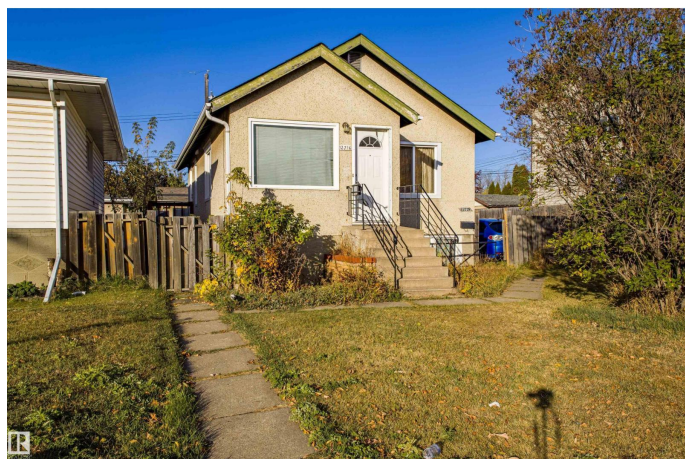
Killarney, Edmonton, Alberta

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! (id:6289)

Built in 1942

Essential Information

Listing #	E4462662
Price	\$359,000
Bedrooms	4
Bathrooms	2.00



Square Footage	811
Acres	0.12
Year Built	1942
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	12716 12718 94 St Nw
Subdivision	Killarney
City	Edmonton
Province	Alberta
Postal Code	T5E3V5

Amenities

Amenities	Public Transit, Shopping
Features	See remarks, Flat site, Lane
Parking Spaces	4
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dryer, Washer, Refrigerator, Two stoves
Heating	Forced air
# of Stories	1
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	Royal LePage Summit Realty
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