

## \$469,900 - 12724 92 Street, Edmonton

MLS® #E4449253

**\$469,900**

5 Bedroom, 2.00 Bathroom, 1,103 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

Fully Renovated Up & Down Duplex “Zoned RF4. Discover this stunning, fully renovated up-and-down duplex” perfect for investors or multi-generational living! With separate addresses, private entrances, separate power meters, and two high-efficiency furnaces, this property offers flexibility and value. The upper suite features three spacious bedrooms, a modern full bathroom, a bright living room, and a beautiful brand-new kitchen with a cozy dining nook. Downstairs, the basement suite boasts two large bedrooms, a new kitchen, a stylish bathroom with fresh tile work, and its own furnace and power meter. Other highlights include: New flooring and finishes throughout. Two newer furnaces, two gas meters, one water meter, 20x22 double detached garage. New concrete sidewalk from front to back and to the basement entrance. Located in a mature neighborhood, offering great development or rental potential.

Built in 1960

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449253  |
| Price      | \$469,900 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                    |
|----------------|--------------------|
| Square Footage | 1,103              |
| Acres          | 0.00               |
| Year Built     | 1960               |
| Type           | Single Family      |
| Sub-Type       | Duplex Up And Down |
| Style          | Raised Bungalow    |
| Status         | Active             |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12724 92 Street |
| Area        | Edmonton        |
| Subdivision | Killarney       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 3R2         |

### Amenities

|           |                                             |
|-----------|---------------------------------------------|
| Amenities | Air Conditioner, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached                      |

### Interior

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-2, Natural Gas                                                        |
| Stories      | 2                                                                                |
| Has Basement | Yes                                                                              |
| Basement     | Full, Finished                                                                   |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                            |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Stucco                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                      |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 22nd, 2025 |
|-------------|-----------------|

Days on Market 16

Zoning Zone 02

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