

# \$599,000 - 12750 12748 85 Street, Edmonton

MLS® #E4430597

**\$599,000**

7 Bedroom, 2.50 Bathroom, 2,174 sqft  
Single Family on 0.00 Acres

Killarney, Edmonton, AB

Great Investment opportunity or home buyer! spacious 3+3 bedrooms, 2 1/2 baths fully finished basement with 2nd kitchen on each side, double detached garage. Solid built raised bungalow with large basement windows. Currently renting for \$1,750 per side, tenants paying their own utilities. Ideally, live on one side and renting out another side that helping your mortgage payment. 4 electric stoves, 4 fridges, 2 washers and 2 dryers are included.

Built in 1981

## Essential Information

MLS® #	E4430597
Price	\$599,000
Bedrooms	7
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,174
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Raised Bungalow
Status	Active



## Community Information

Address	12750 12748 85 Street
Area	Edmonton
Subdivision	Killarney
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 2Y7

## Amenities

Amenities	On Street Parking, Deck
Parking	Double Garage Detached

## Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Dryer-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 12th, 2025
Days on Market	3
Zoning	Zone 02

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Listing information last updated on April 15th, 2025 at 12:32am MDT