

## **\$498,800 - 12903/12905 96 Street, Edmonton**

MLS® #E4460744

**\$498,800**

5 Bedroom, 2.50 Bathroom, 1,402 sqft  
Single Family on 0.00 Acres

Killarney, Edmonton, AB

RARE FIND in Killarney! This beautifully upgraded up/down duplex is perfect for extended families or INVESTORS. Sitting on a large lot in a mature neighborhood, this home offers 2 self-contained suites with private SEPARATE entrances, separate electrical panels, 2 furnaces, and separate laundry. Recent upgrades include newer windows, furnaces, HWT, and shingles—move-in ready with peace of mind. The bright main floor features a spacious living/dining area, updated kitchen with granite counters, stylish stone accents, and 3 bedrooms including a primary with its own ensuite. The lower suite offers an oak kitchen, 2 bedrooms, living room, office, and full bath. Each unit has their own double, HEATED, detached garage, privately partitioned, with their own overhead doors. Enjoy the large fenced yard with patio, plus easy access to schools, parks, and major shopping. A versatile property with style, function, and income potential!

Built in 1962

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4460744  |
| Price    | \$498,800 |
| Bedrooms | 5         |



|                |                    |
|----------------|--------------------|
| Bathrooms      | 2.50               |
| Full Baths     | 2                  |
| Half Baths     | 1                  |
| Square Footage | 1,402              |
| Acres          | 0.00               |
| Year Built     | 1962               |
| Type           | Single Family      |
| Sub-Type       | Duplex Up And Down |
| Style          | Bungalow           |
| Status         | Active             |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 12903/12905 96 Street |
| Area        | Edmonton              |
| Subdivision | Killarney             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5E 4B2               |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Detectors Smoke, Patio, Vinyl Windows, See Remarks |
| Parking Spaces | 8                                                  |
| Parking        | Quad or More Detached                              |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                               |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-2, Natural Gas                                                                      |
| Stories           | 2                                                                                              |
| Has Basement      | Yes                                                                                            |
| Basement          | Full, Finished                                                                                 |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                     |
| Exterior Features | Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                        |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 44                |
| Zoning         | Zone 02           |

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Listing information last updated on November 16th, 2025 at 7:47am MST