

\$509,800 - 12903/12905 96 Street, Edmonton

MLS® #E4460744

\$509,800

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	\$509,800
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	27
Zoning	Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 30th, 2025 at 7:32am MDT