

\$449,999 - 12708 83 Street, Edmonton

MLS® #E4433240

\$449,999

5 Bedroom, 2.00 Bathroom, 1,183 sqft

Single Family on 0.00 Acres

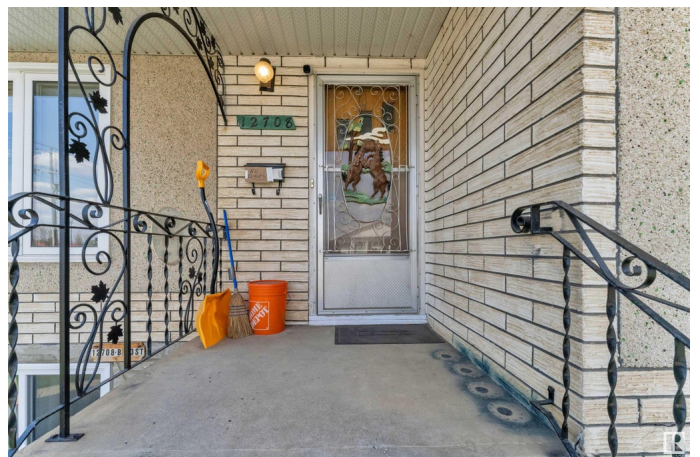
Killarney, Edmonton, AB

This well-maintained up/down duplex is ideally located near shopping, public transit, and schools. It includes two high-efficiency furnaces, separate laundry areas, and two kitchens. Both units feature bright layouts with large windows that let in plenty of natural light. The upper unit offers 3 bedrooms, a full bathroom, and a spacious living room, dining area, and kitchen. The fully finished basement includes 2 bedrooms, a bathroom, and an open-concept living room and kitchen. Additional features include ample storage, a large backyard with a concrete patio, garden space, and double detached garage. Situated on a generous 45' x 150' lot, this property is a great opportunity for first-time buyers or investors."

Built in 1969

Essential Information

MLS® #	E4433240
Price	\$449,999
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,183
Acres	0.00
Year Built	1969



Type	Single Family
Sub-Type	Duplex Up And Down
Style	Raised Bungalow
Status	Active

Community Information

Address	12708 83 Street
Area	Edmonton
Subdivision	Killarney
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 2V8

Amenities

Amenities	Patio
Parking	Double Garage Attached, Over Sized, RV Parking

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings, Dryer-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

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

Additional Information

Date Listed	April 28th, 2025
Days on Market	2
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 April 30th, 2025 at 2:47am MDT