

\$310,000 - 12710 85 Street, Edmonton

MLS® #E4452170

\$310,000

3 Bedroom, 2.00 Bathroom, 1,012 sqft
Single Family on 0.00 Acres

Killarney, Edmonton, AB

Investor Alert – Half Duplex with Basement Suite Potential! This half duplex with 2000 sq ft of living space offers a prime central location with quick access to the Yellowhead Freeway and just minutes from NAIT, Kingsway Mall and Royal Alexandra Hospital, perfect for investors or buyers seeking a versatile property. The main floor features 2 bedrooms, a full bath, and a bright, functional living space. The finished basement (ceiling not completed) includes a separate side entrance, a third bedroom, full bath, and ample space for a future basement suite. Back room on main floor could serve as an additional laundry room, office, or 4th bedroom. Enjoy year-round comfort with central A/C, and envision the possibilities with room to add a detached garage. The mature, landscaped yard offers privacy, while the insulated large shed doubles as a workshop—ideal for hobbies or extra storage.

Built in 1962

Essential Information

MLS® #	E4452170
Price	\$310,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Square Footage	1,012
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	12710 85 Street
Area	Edmonton
Subdivision	Killarney
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 2Y7

Amenities

Amenities	On Street Parking, Air Conditioner, Deck
Parking	Parking Pad Cement/Paved

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

Additional Information

Date Listed	August 9th, 2025
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Days on Market 20

Zoning Zone 02

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