

## \$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

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