

\$613,800 - 12247 12249 91 Street, Edmonton

MLS® #E4453941

\$613,800

8 Bedroom, 6.00 Bathroom, 3,389 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Perfect for large family or investor!
Side-by-side 2 storey Duplex! Each side features 1695 sqft/5 bedrooms/3 bathrooms/kitchen/living room/family room/bonus room & unit 12249 has 2 kitchens. Both duplexes feature large & bright living rm w Bay window/fireplace/hardwood flooring/kitchen w upgraded cabinets. Gorgeous staircase to upper level offers 3 large bedrooms/a loft & a full bathroom. Master bedroom w large closet/en-suite/patio door walk out to a large balcony. Laminate floorings throughout all bedrooms. Great potential to convert it to a fourplex as both sides have SEPARATE ENTRANCE to Fully finished basement c/w one bedroom/4pc bathroom/family rm/laundry & utility rm. Unit 12249 kitchen & bathroom have quartz counter. Back lane to a double garage & large fenced back yard. Easy access to schools/NAIT/Downtown/Kingsway mall/Yellowhead Trail & all amenities. NEW SHINGLES (YR 2021). Quick poss avail. Live in one side & rent the other side or rent out both sides & get excellent cash flow! Don't miss!

Built in 1978

Essential Information

MLS® # E4453941



Price	\$613,800
Bedrooms	8
Bathrooms	6.00
Full Baths	6
Square Footage	3,389
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	Active

Community Information

Address	12247 12249 91 Street
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4C4

Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

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

School Information

Elementary	Eastwood, Parkdale Elem
Middle	Spruce Ave, Killarney Juni
High	Queen Elizabeth High

Additional Information

Date Listed	August 20th, 2025
Days on Market	8
Zoning	Zone 05

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Listing information last updated on August 27th, 2025 at 10:02pm MDT