

# \$739,900 - 12748/50 85 St Street, Edmonton

MLS® #E4457779

**\$739,900**

10 Bedroom, 4.00 Bathroom, 2,153 sqft  
Single Family on 0.00 Acres

Killarney, Edmonton, AB

investors alert this unique and solid raised bungalow, offering both remarkable living space and a significant investment opportunity. This property is ideal for a savvy investor looking for strong rental income or a homeowner seeking a secondary suite to help with their mortgage. This impressive home features a total of 12 bedrooms—six on each side—and four full bathrooms, making it an excellent choice for large families, multi-generational living, or rental income. The layout is designed for privacy and functionality, with two fully finished basements, each with its own second kitchen. This totals four kitchens, providing unmatched flexibility for tenants or extended family. Situated on a generous lot, the home also includes a double detached garage for ample parking and storage. The raised bungalow design allows for large basement windows, filling the lower level with natural light and creating a bright, welcoming atmosphere.

Built in 1981

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457779  |
| Price     | \$739,900 |
| Bedrooms  | 10        |
| Bathrooms | 4.00      |



|                |                     |
|----------------|---------------------|
| Full Baths     | 4                   |
| Square Footage | 2,153               |
| Acres          | 0.00                |
| Year Built     | 1981                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Raised Bungalow     |
| Status         | Active              |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 12748/50 85 St Street |
| Area        | Edmonton              |
| Subdivision | Killarney             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5E 2Y7               |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | No Smoking Home, Parking-Extra |
| Parking   | Double Garage Detached         |

### Interior

|              |                                                    |
|--------------|----------------------------------------------------|
| Appliances   | Refrigerator, Washer, Dryer-Two, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                          |
| Stories      | 2                                                  |
| Has Basement | Yes                                                |
| Basement     | Full, Finished                                     |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                    |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, View City |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Brick, Stucco                                    |
| Foundation        | Concrete Perimeter                                     |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 9                    |

## 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 September 24th, 2025 at 9:17am MDT