



Edmonton

13112 90 ST NW

Killarney
T5E 3M5

LP:
SP:

\$475,000

M

Listing ID #
Building Type
Style
Year Built
Full Baths
Half Baths
Total Baths

E4502016
Detached Single Family
Bungalow
1958
3
0
3.0

Tot Flr AG SqFt

1,137.22

Sold Date
Bedrooms Above
Bedrooms Total
Basement
Basement Dev
Tot Flr AG SqM

2
4
Full
Fully Finished
105.65

ACTIVE

URL-Virtual Tour URL-Brochure

Outstanding income generating property with legal basement suite, close to schools, shopping, and public transit! This gem, over 1100 sq ft, offers two completely self-contained suites with separate entrances. It also offers separate enclosed parking for each tenant in the oversized double garage with a firewall down the middle, each with their own overhead door, AND, two independent outdoor spaces for tenants to enjoy privacy. Move-in ready up and down with newer kitchens and baths, flooring, newer windows and doors, appliances, and shingles on house and garage (2024). The main floor has two bedrooms, two full baths with the primary having its own 5pc ensuite and walk-through closet. The basement suite is very spacious with two more bedrooms and a newly renovated 4-piece bath. Fully fenced, the property also offers RV parking off the back lane, and there's front drive for extra parking. Whether you're looking for a mortgage helper or an investment property this home is sure to check all the boxes!

Directions

Living Room	5.13x4.05	M	Bedroom 3	3.65x3.32	B	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.62x2.91	B	Bedroom 4	3.65x3.32	B	1	5	M	Yes	Main		
Kitchen	4.97x3.94	M	Second Living	4.06x3.82	B	2	4	M	No	Upper		
Family Room			Second Kitchen	3.62x2.90	B	3	4	B	No	Above Grd		
Den			Cold Room	3.57x2.32	B	4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.93x3.00	M				6				Tot Flr AG	105.65	1,137.22
Bedroom 2	3.94x2.95	M				7				# Finished	2	

Heat Source Natural Gas
Heat Type Forced Air-2
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Brick, Stucco
Flooring Ceramic Tile, Vinyl Plank
Features Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows

Construction Wood Frame
Basement Full / Fully Finished
Separate Ent
2nd Suite Yes Permit By Seller Yes
Garage Suite Permit
Garden Suite Permit
Lot Shape Rectangular Front Exposure East
Lot Size SqM F x D (m) x
Zoning
Tax Amount \$4,334.45 / 2025
Conform Type
Conform Year
Goods Excl

Goods Incl Dishwasher-Built-In, Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two

Warranty

Fireplace
FP Fuel
FP Type

Site Features Back Lane, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Parking Double Garage Detached

Road Access	Paved	Park Encl/Tot	/	Garage Dim
Condo Name		Floor Location		Floor#
Condo Fee	Fee Schedule	#Floors in Build		Elevator
Fee Includes		Balcony/Terrace		Min Age
		Titled Storage		
		Parking Type		
		Unit Exposure		