

## \$389,900 - 12823 95a Street, Edmonton

MLS® #E4438301

**\$389,900**

5 Bedroom, 2.00 Bathroom, 1,080 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

**IMMEDIATE POSSESSION!!** Welcome to KILLARNEY! This Updated BUNGALOW features 3 + 2 BDRMS, 2 FULL Baths, an OVERSIZED double garage and a SEPARATE ENTRANCE that gives flexibility for a future Suite. Laundry connections ready for both upstairs and downstairs. There's a HEPA air filter system attached to the furnace. Located On a quiet street with incredibly friendly neighbour's, this is a great place to raise a family. In the Backyard you will find a BEAUTIFULLY Stamped Concrete PATIO, an OVERSIZED Double Garage, Landscaped and a FULLY FENCED yard. Recent Upgrades include; Hot Water Tank (2025), Roof (2019), ALL upstairs windows, sewer approximately 15 years ago and cement pad. a MUST SEE!!

Built in 1959

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438301  |
| Price          | \$389,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,080     |
| Acres          | 0.00      |
| Year Built     | 1959      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12823 95a Street |
| Area        | Edmonton         |
| Subdivision | Killarney        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 3Z8          |

### Amenities

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Security Window Bars |
| Parking Spaces | 4                                                                                                                    |
| Parking        | Double Garage Detached                                                                                               |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Stories      | 2                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Partially Finished                                                                     |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 24             |
| Zoning         | Zone 02        |

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Listing information last updated on June 16th, 2025 at 7:17am MDT