

## \$524,900 - 12811 89 Street, Edmonton

MLS® #E4462950

### \$524,900

5 Bedroom, 2.00 Bathroom, 1,096 sqft

Single Family on 0.00 Acres

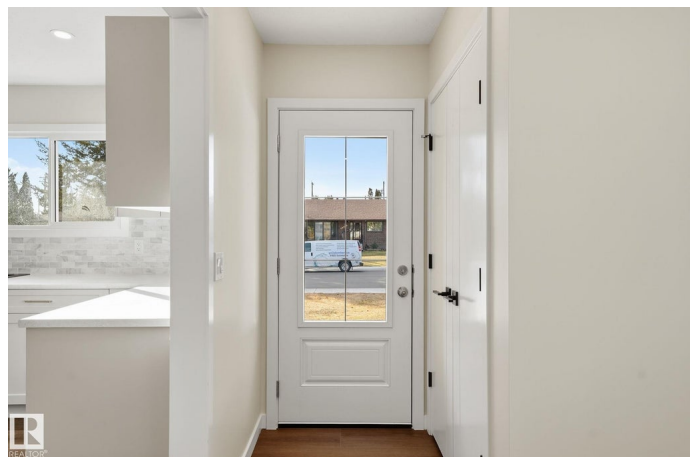
Killarney, Edmonton, AB

Fully Renovated Bungalow with Legal Suite in Killarney! This beautifully updated, move-in-ready home offers outstanding flexibility and income potential. The main floor boasts a bright, open-concept layout with a spacious kitchen featuring new appliances, modern finishes, and plenty of natural light. Enjoy 3 generous bedrooms, stylish updates throughout, including all-new windows. The fully self-contained 2-bedroom legal basement suite includes its own private entrance, separate furnace, power meter, laundry, and even its own address—ideal for extended family, guests, or generating extra rental income. Set on a large lot with a double detached garage and extra parking. Located in the desirable community of Killarney, close to schools, shopping, parks, and with quick access to 97 St, 82 St, and Yellowhead Trail. A fantastic opportunity for investors or buyers seeking a mortgage helper in a convenient, well established neighborhood!

Built in 1960

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462950  |
| Price     | \$524,900 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,096                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12811 89 Street |
| Area        | Edmonton        |
| Subdivision | Killarney       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 3J8         |

### Amenities

|           |                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached, Rear Drive Access                                                                      |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-2, Natural Gas                                                  |
| Stories      | 2                                                                          |
| Has Suite    | Yes                                                                        |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                           |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Stucco                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                     |

**Additional Information**

Date Listed           October 20th, 2025  
Days on Market     9  
Zoning                Zone 02

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