

## \$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	25
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 June 17th, 2025 at 7:02am MDT