

## **\$398,888 - 12812 95 Street, Edmonton**

MLS® #E4454008

**\$398,888**

4 Bedroom, 2.00 Bathroom, 1,053 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

Welcome to this well-maintained bungalow nestled on a quiet family friendly street in the heart of Killarney. Situated on a massive 1/4 Acre pie-shaped lot directly facing a beautifully treed park, this home offers serene views and unmatched outdoor space. Inside, the living room features hardwood floors and a large window overlooking the park, flowing into a well-laid-out kitchen and eat-in dining area. The main floor includes 3 bedrooms (with one currently serving as a laundry room) and a full bath. The finished basement with separate entrance offers a large rec room, additional bedroom, bathroom, cold room, and extra storage. Step into the sunroom to relax year-round, or entertain outdoors in the expansive backyard with a 70x20 ft garden, patio, and plenty of green space. A double detached insulated & heated garage with two overhead doors (one 9ft door) and over 9 ft ceilings plus RV gate. Close to schools, playgrounds, shopping, and public transit, this home is ideal for families or first-time buyers.

Built in 1959

### **Essential Information**

MLS® # E4454008

Price \$398,888

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,053                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12812 95 Street |
| Area        | Edmonton        |
| Subdivision | Killarney       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 3Y1         |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | See Remarks                                           |
| Parking   | Double Garage Detached, Heated, Insulated, Over Sized |

### Interior

|              |                                                                                                             |
|--------------|-------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings, Dryer-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                   |
| Stories      | 2                                                                                                           |
| Has Basement | Yes                                                                                                         |
| Basement     | Full, Finished                                                                                              |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed August 21st, 2025

Days on Market 55

Zoning Zone 02

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