

## \$425,000 - 12905 86 Street, Edmonton

MLS® #E4450567

**\$425,000**

4 Bedroom, 2.00 Bathroom, 1,018 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

**FANTASTIC OPPORTUNITY!** Up/down duplex in the established family-friendly community of Killarney! Beautifully upgraded and meticulously maintained, this home features a stunning brand-new chef's kitchen with stainless steel appliances, full-height espresso cabinetry, quartz counters, and a subway tile backsplash. Luxury flooring flows throughout the bright main floor, which includes a spacious living room, elegant dining area, 3 bedrooms, and a stylish family bathroom. The fully developed basement with its own **SEPARATE ENTRANCE** offers amazing opportunities with a **2ND KITCHEN**, bedroom, living room, den, laundry, and more. Outside you'll find a gorgeous exterior, the huge lot is 50x150 and has a detached garage, fenced yard, patio, firepit, and mature trees and shrubs. Close to excellent schools, parks, and shopping—this property is a must-see!

Built in 1958

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450567  |
| Price      | \$425,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,018                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12905 86 Street |
| Area        | Edmonton        |
| Subdivision | Killarney       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 3A9         |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Detectors Smoke, Fire Pit, Patio, See Remarks |
| Parking Spaces | 4                                             |
| Parking        | Double Garage Detached                        |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 2                                                                                    |
| Has Suite    | Yes                                                                                  |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                      |
| Exterior Features | Back Lane, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Stucco                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                |

### Additional Information

Date Listed July 31st, 2025

Days on Market 15

Zoning Zone 02

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