

# \$310,000 - 12749 85 Street, Edmonton

MLS® #E4462515

**\$310,000**

5 Bedroom, 2.00 Bathroom, 1,437 sqft  
Single Family on 0.00 Acres

Killarney, Edmonton, AB

Huge potential on this 55x150 lot. The home has approximately 2000 sq ft of living space including the basement and needs TLC. Large deck and backyard. Great for a handyman or an investor who would like to build. Great location in the Killarney community. Shopping, schools, and public transportation is close by. Many upgrades were done in the past including shingles. The home, garage, and appliances are sold as is.

Built in 1939

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4462515               |
| Price          | \$310,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,437                  |
| Acres          | 0.00                   |
| Year Built     | 1939                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

## Community Information

Address 12749 85 Street



|             |           |
|-------------|-----------|
| Area        | Edmonton  |
| Subdivision | Killarney |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T5E 2Y6   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Triple Garage Detached |

### Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | ensuite bathroom                                    |
| Appliances        | Dryer, Refrigerator, Stove-Gas, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas                           |
| Stories           | 2                                                   |
| Has Basement      | Yes                                                 |
| Basement          | Full, Partially Finished                            |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                             |
| Exterior Features | Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Stucco                                                                                             |
| Foundation        | Concrete Perimeter                                                                                       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 8                  |
| 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 October 25th, 2025 at 8:02am MDT