

# \$453,888 - 12812 95 Street, Edmonton

MLS® #E4454008

**\$453,888**

3 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	\$453,888
Bedrooms	3



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 3

Zoning Zone 02

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