

## \$444,888 - 12904 95 Street, Edmonton

MLS® #E4433109

**\$444,888**

4 Bedroom, 1.50 Bathroom, 1,051 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

Great location with a park in front is where you will find this renovated air conditioned home that welcomes you into a living room with a dinette space and then flows into the remodelled kitchen with cabinets for maximum storage, appliances, back splash and counter tops. The Primary bedroom has a closet for easy access to clothing and accessories, 2 other bedrooms with large windows and closets and down the hall is the bathroom with double sink vanity and shower tub. This home offers 3+1 bedrooms & 2 bathrooms and a third level with a family room, a 4th bedroom, and bathroom. To enjoy the outdoors you have a relaxing deck, a generous west fenced yard, gardening, a green house and storage shed. The heated DOUBLE GARAGE has a front and back overhead door and comes with a front and a rear lane access. SOME recent UPGRADES Shingles, Composite Deck, Furnace, Water tank, A/C, Flooring, Paint, Doors, Windows, Appliances & some Light fixtures. Near schools, parks, restaurants, shopping, and public transportation

Built in 1959

### Essential Information

MLS® # E4433109

Price \$444,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,051                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 12904 95 Street |
| Area        | Edmonton        |
| Subdivision | Killarney       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 3Y1         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Crawl Space, Deck, Storage-In-Suite                  |
| Parking   | Double Garage Detached, Front Drive Access, Heated, Rear Drive Access |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Window Coverings, Garage Heater |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Composition, Vinyl   |
| Exterior Features | Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingles         |
| Construction | Wood, Composition, Vinyl |
| Foundation   | Concrete Perimeter       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 39               |
| Zoning         | Zone 02          |



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Listing information last updated on June 4th, 2025 at 11:47am MDT