

\$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

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 August 24th, 2025 at 6:02am MDT