

Courtesy Of Errol J Scott Of Exp Realty

## \$439,000 - 12905 86 Street, Edmonton

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MLS® #E4457107

**\$439,000**

4 Bedroom, 2.00 Bathroom, 1,018 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

Get Inspired in Killarney! Welcome to your perfect home in the heart of Killarney. This beautifully upgraded and meticulously maintained up and down duplex offers everything you have been looking for. The main floor features a bright open layout with a stunning chef's kitchen complete with stainless steel appliances, full height espresso cabinetry, quartz counters and a stylish subway tile backsplash. The spacious living room is filled with natural light and flows into an elegant dining area, creating the perfect space for hosting friends and family. Three generous bedrooms and a beautifully updated bathroom complete the main level. The fully developed basement has its own private entrance and feels like its own home with a second kitchen, a large living room, den, bedroom, laundry and a bathroom. Perfect for extended family. Outside you will love the huge 50x150 lot with mature trees, patio, firepit, fenced yard and detached garage. This is the one.



Built in 1958

### Essential Information

MLS® # E4457107

Price \$439,000

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   | 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 |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Stucco                                                                                         |
| Foundation        | Concrete Perimeter                                                                                   |

**Additional Information**

Date Listed               September 10th, 2025  
Days on Market        2  
Zoning                    Zone 02

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