

## **\$494,800 - 12904 95a Street, Edmonton**

MLS® #E4437433

### **\$494,800**

4 Bedroom, 2.00 Bathroom, 1,102 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

Killarney Bungalow Re Mastered Top to Bottom Throughout Welcoming Entrance. 2 + 2 Bedrooms 2 Full 4 Piece Bathrooms. " All New " Gourmet Kitchen w/ High Gloss 2 Tone White / Grey Cabinetry / Working Island ,Quartz Countertops, Custom Backsplash, Millwork. Full Stainless Appliance Package, Fixtures , Lighting. Large Open Plan Living Room w / Linear Fireplace, Pot Lighting Throughout .2 Generous Bedrooms. Attention to Detail 4 Pce Bath with All new Millwork, Fixture to Ceiling Tile. Basement Features 2 More Supersized Bedrooms, Family Room, Full Egress Windows 2nd 4 Piece Bathroom. Large Family Room w/ 2nd Fireplace. Complete Vinyl Plank Flooring, Ceramic Tile " New" Plumbing, Electrical Wiring & Panel. All " New " Interior- Exterior Doors, Baseboards, Casings. " New Basement Windows , Upgraded Main Floor. Single Detached Garage, Privacy Chain Link Fence on 2 Sides. Absolute Move In Ready. 4 Minutes to Yellowhead, 9 to Anthony Henday, 10 to Downtown. Quiet Loc. Immediate 12904 - 95 " A " Street

Built in 1961

### **Essential Information**

MLS® # E4437433

Price \$494,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,102                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12904 95a Street |
| Area        | Edmonton         |
| Subdivision | Killarney        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 4A1          |

### Amenities

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | Off Street Parking, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Rear Drive Access, RV Parking, Single Garage Detached                |

### Interior

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                    |
| Fireplace    | Yes                                                                                                          |
| Fireplaces   | Wall Mount, See Remarks                                                                                      |
| Stories      | 2                                                                                                            |
| Has Basement | Yes                                                                                                          |
| Basement     | Full, Finished                                                                                               |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                |
| Exterior Features | Corner Lot, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 28             |
| Zoning         | Zone 02        |

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Listing information last updated on June 17th, 2025 at 1:17pm MDT