

## \$419,999 - 12723 95a Street, Edmonton

MLS® #E4429762

**\$419,999**

5 Bedroom, 2.00 Bathroom, 1,129 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

Welcome to Killarney! This 1,128 sqft bungalow features 3 bright main-floor bedrooms with new vinyl flooring, a functional kitchen, formal dining room, and a 3pc bathroom. The fully finished basement with separate entrance offers a spacious 2-bedroom in-law suite, complete with its own kitchen, 3pc bath, and generous living area—ideal for multi-generational living or extended guests. The home is equipped with two furnaces, allowing for independent temperature control between levels. Upgrades include new vinyl flooring, exterior doors, siding, and added insulation for enhanced comfort and efficiency. The large fenced yard provides ample outdoor space, along with an oversized asphalt driveway and double detached garage with convenient back lane access. Situated in a mature Killarney neighborhood, just 4 minutes from Yellowhead Trail, and close to parks, schools, public transit, major roadways, and shopping amenities.

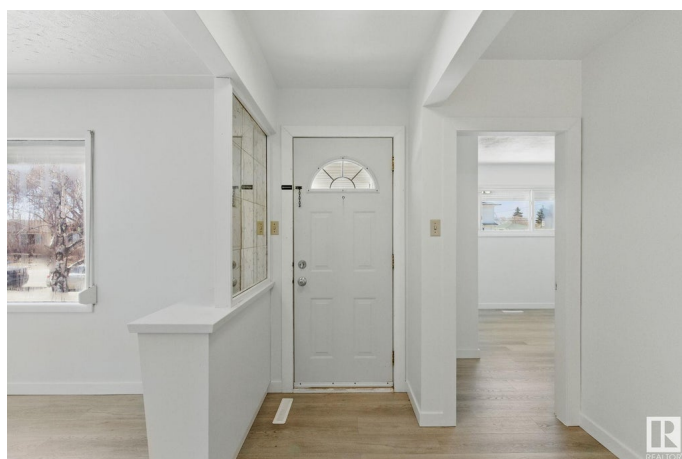
Built in 1961

### Essential Information

MLS® # E4429762

Price \$419,999

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,129
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12723 95a Street
Area	Edmonton
Subdivision	Killarney
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3Z7

### Amenities

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Garage Opener, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 9th, 2025

Days on Market 10

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 April 19th, 2025 at 3:47pm MDT